

Returned at Counter

Kat's Deed Prep

**2024-006136**

Klamath County, Oregon



00331134202400061360030030

07/16/2024 11:45:58 AM

Fee: \$92.00

After recording, return to:

Robert Lewis  
PO Box 36  
Chiloquin, OR 97624

Until a change is requested,  
all tax statements should be sent to:  
Robert Lewis  
PO Box 36  
Chiloquin, OR 97624

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Douglas C. Ballingham and Teresa Ballingham, as Tenants by the Entirety  
25257 NS 412 Road  
Nowata, OK 74048

for the true and actual consideration of \$7,500.00  
Seven thousand five hundred dollars

CONVEYS AND WARRANTS to the grantee,  
Robert Lewis  
PO Box 36  
Chiloquin, OR 97624

the following described real property, free of encumbrances, except as specifically  
set forth herein:

Lot 3, Block 2, Tract 1029, SPRAGUE RIVER PINES, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: R209465

And commonly known as: APN 3408-027B0-05100 / Vacant Land

**Source of Title:**

Being the same property conveyed by Statutory Warranty Deed from Theodore S. Ellis to Douglas C. Ballingham and Teresa Ballingham, as Tenants by the Entirety recorded on September 19, 2011 in the office of the County Clerk of Klamath County, Oregon.

**This conveyance is made subject to:**

NA

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT, OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 2 day of July, 2024, in the presence of:



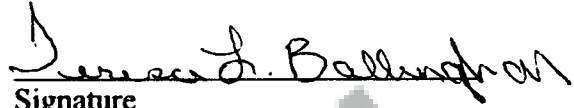
Signature

Douglas C. Ballingham

Print Name

Individual

Capacity



Signature

Teresa Ballingham

Print Name

individual

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oklahoma  
COUNTY OF Nowata

On this 2 day of July, 2024, before me, Notary Public in and for said state, personally appeared Teresa J. Ballingham & Douglas C. Ballingham

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: Madison Young

Print Name: Madison Young

Title: Dispatch

My Commission Expires: 3-2-2027

