



2024-009525
Klamath County, Oregon
10/31/2024 12:03:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth Kieffer and Kara Kieffer

2554 Orchard Ave.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Kenneth Kieffer and Kara Kieffer

2554 Orchard Ave.

Klamath Falls, OR 97601

File No. 648416AM

STATUTORY WARRANTY DEED

Michelle M. Ballew, Trustee of the Don Ray Ballew Living Trust as Restated June 22, 2010,

Grantor(s), hereby convey and warrant to

Kenneth Kieffer and Kara Kieffer, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 15 of Subdivision Plat of Block 125, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$174,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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, CHAPTER 855, 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 THE 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 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: October 28, 2024

The Don Ray Ballew Living Trust as Restated June 22, 2010

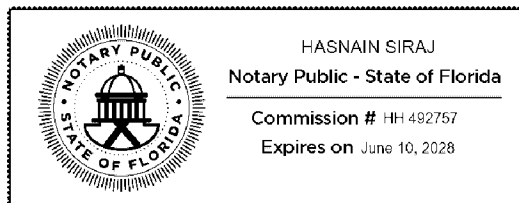
By: Michelle M Ballew Trustee
Michelle M. Ballew, Trustee

State of Florida } ss.
County of Duval }

On this 30th day of October, 2024, before me, Hasnain Siraj a Notary Public in and for said state, personally appeared Michelle M. Ballew known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Don Ray Ballew Living Trust as Restated June 22, 2010, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Hasnain Siraj Hasnain Siraj
Notary Public for the State of Florida »
Residing at: Duval
Commission Expires: 06/10/2028



Notarized remotely online using communication technology via Proof.

Type of Identification Produced: DRIVER LICENSE