

This Indenture Witnesseth, THAT John R. Pierce and Sonya Pierce, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Jack L. Balding and Linda G. Balding, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 45 BUENA VISTA ADDITION, in the City of Klamath Falls, Klamath County, Oregon, EXCEPT THEREFROM that portion conveyed for highway by Deed Volume 278 at page 253.

Subject to: Limited access in deed to State of Oregon by and through its State Highway Commission recorded October 13, 1955 in Deed Book 278 at page 253, Deed Records, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property; Easement created by instrument recorded March 4, 1960, in Book 319 at page 327, Deed Records, in favor of City of Klamath Falls, for sewer over Lot 1 and additional property.

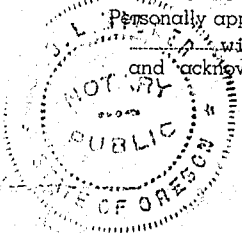
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,500.00
~~However, the actual consideration includes other property which is part of the consideration.~~
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 6th day of December, 1971.

(SEAL) John R. Pierce (SEAL)
(SEAL) Sonya M. Pierce (SEAL)

STATE OF OREGON, County of Klamath ss. December 6, 1971.
Personally appeared the above named John R. Pierce and Sonya Pierce, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

A. C. Miller
Notary Public for Oregon
My commission expires MY COMMISSION EXPIRES JULY 11, 1972

After recording return to:
MR. & MRS. JACK L. BALDING
1530 AUSTIN
KLAMATH FALLS, ORE. 97601

From the Office of
GANONG, GORDON & SISEMORE
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 25 day of January, 19 72 at 3:27 o'clock P. M., and recorded in book M72 on page 985 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne County Clerk—Recorder
By Cynthia C. Milne Deputy

Fee \$2.00

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