

CARRIAGE MOBILE HOMES, INC.

Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to

TROY JOSEPH BALCOM and LORA ELIZABETH BALCOM, husband and wife

all that real property situated in Klamath

County, State of Oregon, described as:

Lot 7, Block 3, Tract 1203, COUNTRY VILLAGE, in the County of Klamath,

State of Oregon. Together with an easement
for drainfield purposes on Lot 12, Block 3
Tract 1203 Country Village for the benefit
of Lot 7 said easement is described as:
The Westerly 10 feet & the southerly 60
feet of said Lot 12.THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

Those set out in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 48,800.00.Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
8 day of May, 19 84.

(Corporate Seal)

CARRIAGE MOBILE HOMES, INC.

By _____ President

By Theodore J. Paddech Secretary

STATE OF OREGON, County of Klamath) ss.

On this 9th day of May, 19 84.Personally appeared Theodore J. Paddech who, being duly sworn,
did say that he is the President of
CARRIAGE MOBILE HOMES, INC. and that the seal
affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed
and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said
instrument to be its voluntary act and deed.

Before me:

W. Lawrence J. Addington
Notary Public for OregonMy commission expires: 3-22-85* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

Carriage Mobile Homes, Inc.

TO

Troy Joseph Balcom

Lora Elizabeth Balcom

After Recording Return to:

Troy Joseph Balcom

Lora Elizabeth Balcom

4883 Barney Ct.
Klamath Falls, OR

9760

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy

7810

EXHIBIT "A"

1. An easement created by instrument, including the terms and provisions thereof,
 Dated : January 15, 1957 Book: 289 Page: 225
 Recorded : January 21, 1957
 In favor of : The California Oregon Power Company, a California Corporation
 For : 225 Foot wide right of way for 2 pole or tower lines
2. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin, as shown on the recorded plat of Tract 1203 Country Village including but limited to the following:
 - A. Easement for future public utilities
 - B. Building set backs shall comply with Klamath County Article 81 for SP-1 Zone.
 - C. 1.0 foot reserved strip and 1.0 foot street plugs as shown on plat.
 - D. No vehicular access from Lot 1, Block 1 to Orindale Road.
3. Covenants, easements, and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
 Recorded : March 3, 1983 Book: M-83 Page: 3079

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 10th day of May A.D. 19 84
 at 1:22 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 7809

EVELYN BIEHN, County Clerk
 By [Signature] Deputy
 Fee 8.00