

-BARGAIN & SALE DEED-

HAROLD BALIN, also known as HAROLD EDWARD BALIN,
and JOAN BALIN, also known as JOAN LOUISE BALIN, Grantors, convey
to BALIN FARM TRUST, an Oregon Business Trust, Grantee, the
following described real property situate in Klamath County,
Oregon, to-wit:

TOWNSHIP 41 SOUTH, RANGE 13 OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON

Section 1: The SE $\frac{1}{4}$ SW $\frac{1}{4}$, the S $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{4}$ N $\frac{1}{4}$ SE $\frac{1}{4}$
Section 12: The E $\frac{1}{4}$ and E $\frac{1}{4}$ W $\frac{1}{4}$

TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE
MERIDIAN, Klamath County, Oregon:

Section 11: The SE $\frac{1}{4}$
Section 12: The W $\frac{1}{4}$ EXCEPT the North 677 feet thereof;
the W $\frac{1}{4}$ E $\frac{1}{4}$ lying Westerly of the U.S.B.R. "C"
Canal.
Section 13: Beginning at the Northwest corner of the
NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13; thence South along
West line of said Section 13, 15 chains;
thence East 40 chains to a point 15 chains
South of the Northeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$
of said Section 13; thence North 15 chains;
thence West 40 chains to point of
beginning; ALSO the NW $\frac{1}{4}$ NE $\frac{1}{4}$

TOWNSHIP 41 SOUTH, RANGE 14 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH County, Oregon:

Section 6: Lots 4, 5, 6 & 7, the West half of Lot 3,
the W $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the W $\frac{1}{4}$ E $\frac{1}{4}$ SW $\frac{1}{4}$
Section 7: Lots 1, 2 & 4, the West 182 feet of Lot 3.
A piece or parcel of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of
said Section 7, more particularly described
as follows: Beginning at the Northwesterly
corner of said Southeast quarter of
Southwest quarter of said Section 7, and
running thence Easterly along the Northerly
boundary thereof 34.8 feet; thence South
5°27' East 1326.0 feet, more or less, to a
point in the Southerly boundary thereof;
thence Westerly along the said Southerly
boundary thereof 160.7 feet, more or less,
thence Northerly along the Westerly boundary
thereof 1320 feet, more or less, to the said
point of beginning.
Section 18: The NW $\frac{1}{4}$ and the West 440 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$
and the West 440 feet of the SE $\frac{1}{4}$ EXCEPT that
portion lying within the U.S.B.R. West
Canal. ALSO EXCEPT that portion of the NW $\frac{1}{4}$
lying North and East of the Canal.

The true and actual consideration for this transfer is conformance with the provisions of the Decree in Case No. 88-215-DI filed in the Circuit Court of the State of Oregon for the County of Klamath.

This instrument will 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 approved use.

Until a change is requested, all tax statements shall be mailed to Grantee at 13131 Homedale Road, Klamath Falls, OR 97603.

DATED this 21 day of Feb, 1989.

Harold E. Balin
Joan L. Balin

STATE OF OREGON)
County of Klamath) ss. February 21, 1989.

Personally appeared the above-named HAROLD BALIN, also known as HAROLD EDWARD BALIN, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Linda Lannon
Notary Public for Oregon
My Commission expires: 6-9-89

STATE OF OREGON)
County of Klamath) ss. January 27, 1989.

Personally appeared the above-named JOAN BALIN, also known as JOAN LOUISE BALIN, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Linda Lannon
Notary Public for Oregon
My Commission expires: 6-9-89

Return: Crane & Foltyn
296 Main St.
Klamath Falls, Or. 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Crane & Foltyn
on this 24th day of Feb. A.D., 19 89
at 4:03 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 3405
Evelyn Biehn County Clerk
By Pauline Muelenbarg Deputy.

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Fee, \$13.00