SEM No. 762-SPECIAL WARRANTY DEED			
PERU	Inglandael (	vr Corporate)	

6044

K-41617

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for the consideration hereinatter stated, does hereby grant, bargain, sell and convey unto BALIN FARM TRUST

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of......Klamath , State of Oregon, described as follows, to-wit:

A tract of land situated in the NW1/4NE1/4 of Section 11, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North line of said Section 11, from which the North quarter corner of said Section 11 bears S. 89°38'26" W. 498.37 feet; thence N. 89°38'26" E. along the said section line, 318.00 feet; thence S. 00°21'34" E. 80.00 feet; thence N. 89°38'26" E. 14.00 feet; thence S. 00°21'34" E. 580.00 feet; thence S. 89°38'26" W. 332.00 feet; thence N. 00°21'34" W. 660.00 feet to the point of beginning, with the bearings based on Survey No. 3769 as recorded in the office of the Klamath County Surveyor.

Account No. 4009-1100-101

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00 83 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 68,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical

changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 20th. day of September , 19.89;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by SPECTRUM PR INC

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACOURTING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. Vice President STATE OF OREGON, County of ..... 85. September 20 , 19 89 Personally appeared the above named ..... each for himselt and not one for the other, did say that the former is the ....who, being duly sworn, Vice president and that the latter is the secretary of .....and acknowledged the foregoing instru-Spectrum Properties, Inc. and that if seal directives, Inc. , a corporation, of said corporation and that said instrument as signify and sealed in be-halt of said corporation by authority of its board of directors, and each of them schowledged soft instrument to be its voluntary set and ded. ment to be..... voluntary act and deed. Before me: (OFFICIAL Before the ÷ SEAL) Notary Public for Oregon COEFICIAL Notary Public for Oregon in SEAL) My commision expires ..... My commission expires: (if executed by a corporation, affix corporate seal) 10/12/92 Spectrum Properties, Inc. 111 S. W. Fifth, Suite 850 STATE OF OREGON, Portland, Oregon 97204 OREO#340476 GRANTOR'S NAME AND ADDRESS \$9. County of ......Klamath I certify that the within instrument was received for record on the 5th... day of ......Oct......, 19.89., GRANTEE'S NAME AND ADDRESS at ....9:23.. o'clock ...A.M., and recorded After recording return to: SPACE RESERVED Balin Farm Trust FOR page .......18785..... or as fee/file/instru-13600 Homedale Rd. RECORDER'S LINE ment/microfilm/reception No......6044..., Klamath Falls, Oregon 97603 Record of Deeds of said county. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the follow Witness my hand and seal of County affixed. Same As Above Evelyn Biehn, County Clerk NAME, ADDRESS, ZIP By Rauline Mullender Deputy

Fee \$8.00