

## WARRANTY DEED

PROPERTY DEED  
RITAROSE BALISE and GARY E. GARDNER,

45880

880  
KNOW ALL MEN BY THESE PRESENTS, That  
husband and wife

45880  
KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
CAROL ANN TYSON  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of \_\_\_\_\_ KLAMATH \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

SEE REVERSE SIDE OF INSTRUMENT

"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 uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land and that every part and parcel thereof against the lawful claims and demands of all persons claiming under or through the said grantor or any of them.

~~The above described premises are hereby granted~~

~~The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00~~

The true and actual intent of the parties to this instrument is hereby declared to be that the parties intend that the provisions of this instrument shall be construed to give effect to the intent of the parties to this instrument. (indicate which). (The sentence between the symbols, is not a part of the instrument.)

See ORS 93.030.)

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 8th day of June, 19 92;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Rita Rose Balise by Guy F. Gardner, POA  
RITAROSE BALISE

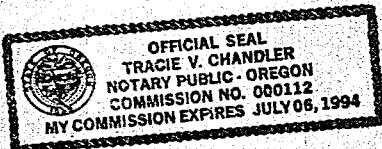
STATE OF OREGON,  
County of Klamath ) ss.  
June 8, 19 92

Personally appeared the above named  
~~Ritarose Balise and Gary E.~~  
~~Gardner~~

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: [Signature] [Signature] [Signature]

Notary Public for Oregon  
My commission expires:



Ritarose Balise and Gary E. Gardner  
320, Jerry Rd., Apt 812  
Balveston, TX 77550  
GRANTOR'S NAME AND ADDRESS

Carol Ann Tyson  
560 Flowers Lane  
Klamath Falls, OR 97601

After recording return to:  
Klamath First Federal S&L  
540 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

same as above

NAME ADDRESS ZIP

RITAROSE BALISE

GARY E. GARDNER

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_,  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_,  
a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

STATE OF OREGON, ss.

County of \_\_\_\_\_  
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 \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

**MOUNTAIN TITLE COMPANY**

A parcel of land situate in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears North 89 degrees 42' West a distance of 710.5 feet; thence South 6 degrees 02' West along the Easterly right of way of the Dalles-California Highway a distance of 309.1 feet and South 89 degrees 09' East a distance of 400 feet from the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and running thence South 89 degrees 09' East a distance of 315.30 feet to a point; thence South 1 degree 21' East a distance of 145.4 feet to a point; thence North 89 degrees 09' West a distance of 326.9 feet to a point; thence North 6 degrees 02' East a distance of 145.9 feet to the point of beginning.

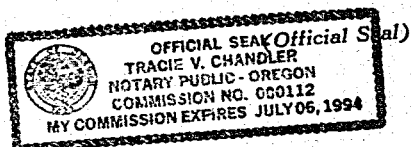
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 8th day of June, 19 92 personally appeared SMRY E. SARANER who, being duly sworn (or affirmed), did say that he is the attorney in fact for RITA ROSE and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:



Tracie V. Chandler  
(Signature)  
7-6-94  
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day of June A.D., 19 92 at 4:10 o'clock P M., and duly recorded in Vol. M92, of Deeds on Page 12445.  
By Evelyn Biehn County Clerk  
Sandra Muelendore

FEE \$35.00