

KNOW ALL MEN BY THESE PRESENTS, That Eric I. Gruenberg and Linda M. Gruenberg

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Scott Balin and Cindy Lee Balin, as Tenants by the Entirety, hereinafter called 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:

The SW1/4 of Section 13, Township 40 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING that portion within the U.S.B.R. "C" Canal.

"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 those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 292,000.00. However, the actual consideration consists of and includes other property or value or expression which is the whole or part of the consideration (under which the grantor and grantee have agreed) and if applicable should be declared. See ORS 93.930.

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 26 day of March, 19 93; 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.

STATE OF California  
County of Klamath ss.  
March 26, 19 93

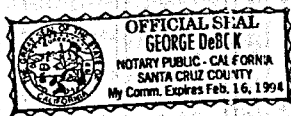
Eric I. Gruenberg  
Eric I. Gruenberg  
Linda M. Gruenberg  
Linda M. Gruenberg

Personally appeared the above named  
Eric I. Gruenberg and Linda M. Gruenberg

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

Before me,

George DeB K  
Notary Public for California  
My commission expires: Feb 16, 1994



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)

Eric I. Gruenberg and Linda M. Gruenberg

GRANTOR'S NAME AND ADDRESS

Scott Balin & Cindy Lee Balin  
6062 O'Connor Rd.  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to  
Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of April, 19 93, at 2:47 o'clock P M., and recorded in book M93 on page 7101 or as file/reel number 59558.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk  
Recording Officer

B. Pauline Muelendorfer Deputy

Fee \$30.00