

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EUGENE BALES and ROBERT BALES hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT BALES and NETTA BALES, husband and wife, hereinafter called the grantee, do 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:

Lots 770 and 771 of Block 105, MILLER ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 all those of record and those apparent upon the land 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 \$ 32,000.00

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 1 day of August, 19 94; 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.

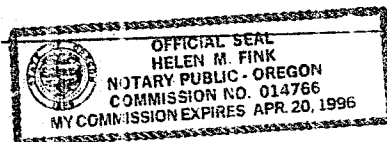
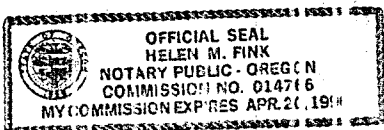
STATE OF OREGON,
County of Klamath ss.
August 11, 19 94

Eugene Bales
EUGENE BALES
Robert Bales
ROBERT BALES

Personally appeared the above named
EUGENE BALES

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

Before me: Helen M. Fink
Notary Public for Oregon
My commission expires.



STATE OF OREGON, County of KLAMATH ss.
The foregoing instrument was acknowledged before me this August 19, 19 94, by ROBERT BALES, who personally appeared and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My commission expires: 4/20/96

Helen M. Fink
(SEAL)

EUGENE BALES & ROBERT BALES

1003 E. Main St.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

ROBERT BALES & NETTA BALES

1003 EAST MAIN ST
KLAMATH FALLS OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to
ROBERT BALES & NETTA BALES
1003 EAST MAIN STREET
KLAMATH FALLS OR 97601
NAME, ADDRESS & P

Until a change is registered all our statements shall be sent to the following address:
ROBERT BALES & NETTA BALES
1003 EAST MAIN ST
KLAMATH FALLS OR 97601
NAME, ADDRESS & P

SM: S RESERVE
FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 25th day of Aug, 19 94, at 3:25 o'clock P. M., and recorded in book M94 on page 26629 or as file/reel number 86864.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deborah M. Nelson Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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