

AN UNDIVIDED 1/3 INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY:

AN UNDIVIDED 1/3 INTEREST IN THE FOLLOWING DESCRIBED
SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS
REFERENCE.

“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 WHICH LIMIT LITIGANTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN C.R.S. 30.930 IN ALL ZONES**

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 \$ 200,000.00

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this 24th day of June, 1994.

In Witness Whereof, the grantor has executed this instrument this 24th day of June, 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.
June 24, 1994

Personally appeared the above named
BENJAMIN F. BALME, LENOR BALME and
MICHAEL J. CASEY

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

Before me:

Notary Public for Oregon
My commission expires



BENJAMIN BALME et al
2580 CAMPUS DRIVE
KLAMATH FALLS OR 97601

BENJAMIN BALME, MICHAEL JASNY & KARL WINNER
2580 CAMPUS DRIVE
KLAMATH FALLS OR 97601

After recording return to:
BENJAMIN BALME, MICHAEL CASEY & KARL WENNER
 2580 CAMPUS DRIVE
 KIAMATH FALLS OR 97601

Unit is change in, requested all tax statements shall be sent to the following address:

BENJAMIN BALME, MICHAEL	CASEY & KARL WENNER
2580 CAMPUS DRIVE	
KLAMATH FALLS OR 97601	
CAMP ADDRESS ZIP	

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 _____ (SEAL)
My commission expires: _____

STATE OF OREGON.

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

33039-JCR

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land situated in the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly line of that parcel described in Volume M69, page 5894, Deed Records of Klamath County, Oregon, which point bears North 0 degrees 51' East a distance of 549.15 feet from the center one-quarter corner of said Section 20; thence North 37 degrees 49' West a distance of 194.8 feet to a point; thence South 02 degrees 38' 30" West a distance of 35.0 feet to a point; thence along the arc of a curve to the right, (having a radius of 100.5 feet and a long chord bearing South 13 degrees 39' 20" West 38.4 feet) a distance of 38.45 feet to a point; thence along the arc of a curve to the left (having a radius of 74.5 feet and a long chord bearing South 18 degrees 52' 05" West 15.06 feet) a distance of 15.09 feet to a point on the Easterly line of Campus Drive as the same is presently located and constructed; thence along said Easterly line and along a circular curve to the right (having a radius of 1004.93 feet and a long chord bearing South 03 degrees 50' 50" West, 20.87 feet) a distance of 20.89 feet to a point; thence leaving said Easterly line, South 87 degrees 49' East a distance of 210.13 feet to an iron pin on the East line of said SE1/4 NW1/4; thence North 0 degrees 51' East, along said East line, a distance of 107.95 feet to the point of beginning.

EXCEPTING THEREFROM the East 85.0 feet thereof.

SUBJECT TO: Mortgage recorded on January 27, 1983 in Volume M83, page 1453, Microfilm Records of Klamath County, Oregon executed by Michael Casey in favor of Kenneth L. Tuttle, M.D., P.C., Employees Profit Sharing and Pension Plan; and R. J. Otteman, M.D., P.C., Employees Profit Sharing and Pension Plan; Mortgage recorded September 23, 1980 in Volume M80, page 18213, Microfilm Records of Klamath County, Oregon executed by Benjamin F. Balme and Lenor Balme, husband and wife in favor of Klamath Orthopedic Clinic Employees Profit Sharing Trust #1000195-6, as Mortgagee; and Mortgage recorded March 3, 1983 in Volume M83, page 3260, Microfilm Records of Klamath County, Oregon executed by Benjamin F. Balme and Lenor Balme, husband and wife in favor of Klamath Orthopedic Clinic, P.C., Employees Money Purchase Pension Trust 1-1000195-6 B.F.B., as Mortgagee.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day
of Aug A.D., 19 94 at 2:27 o'clock P. M., and duly recorded in Vol. M94,
of Deeds on Page 27173
By Evelyn Biehn County Clerk
Debbie Mendenhall

FEE \$35.00