

KNOW ALL MEN BY THESE PRESENTS, THAT CARSON F. BALCOM and JUDITH H. BALCOM hereinafter called the grantor, for the consideration of KAREN JOY NELSON, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the improvements, hereinafter stated, to grantor paid by _____, hereinafter called the State of Oregon, described as follows, to-wit:

Lot 14, Block 5, SECOND ADDITION TO WINEMA GARDENS, 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 those of record and those apparent upon the land if any, as 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 \$ 85,500.00

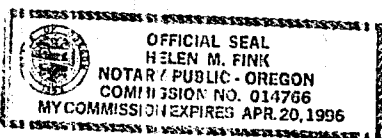
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 28th day of December, 1994; 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
12/28, 1994

Personally appeared the above named
CARSON F. BALCOM
JUDITH H. BALCOM

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

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



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)

CARSON F. BALCOM and JUDITH H. BALCOM

6245 Bryant Ave
Klamath Falls, OR
GRANTOR'S NAME AND ADDRESS

KAREN JOY NELSON
6245 BRYANT AVE
KLAMATH FALLS, OR
GRANTEE'S NAME AND ADDRESS

KAREN JOY NELSON
6245 BRYANT AVE
KLAMATH FALLS, OR
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 29th day of Dec, 1994, at 11:26 o'clock A.M., and recorded in book M94 on page 39068 or as file/reel number 93008. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. M... Deputy

Fee \$30.00