

KLAMATH COUNTY TITLE COMPANY

03-09-95P03:27 RCVD

K-47585

STATUTORY WARRANTY DEED
 (Individual or Corporation)

ESTON E. BALSIGER aka E.E. BALSIGER and BILLIE L. BALSIGER, as to Parcel 1,2,3
BALSIGER BUILDING, INC., an Oregon Corporation as to Parcel 4, Grantor,
 conveys and warrants to KLAMATH LIMITED PARTNERSHIP, Grantee,
 the following described real property in the County of KLAMATH and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART
 HEREOF AS THOUGH FULLY SET FORTH HEREIN.

This property is free of liens and encumbrances, EXCEPT

Subject to reservations and restrictions of record, rights of way and easements
 of record and those apparent upon the land, contracts and/or liens for irrigation
 and/or drainage.

The true consideration for this conveyance is \$ 485,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 9th day of March 19 95 If a corporate grantor, it has caused its name to be signed by
 resolution of its board of directors.

Eston E. Balsiger
 ESTON E. BALSIGER
Billie L. Balsiger
 BILLIE L. BALSIGER

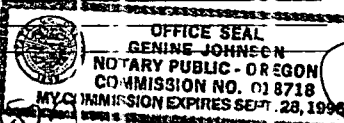
BALSIGER BUILDINGS, INC.

by: Eston E. Balsiger, Pres.

STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 9th day of March 19 95
 by ESTON E. BALSIGER and BILLIE L.
BALSIGER

CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 9th day of March 19 95
 by ESTON E. BALSIGER, President and

Genine Johnson
 Notary Public for Oregon
 My commission expires: 9/28/96



Genine Johnson
 Notary Public for Oregon
 My commission expires: 9/28/96

After recording return to:
 KLAMATH LIMITED PARTNERSHIP
 P.O. Box 4460
 Medford, Oregon 97501

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 Klamath Limited Partnership
 P.O. Box 4460
 Medford, OR 97501

THIS SPACE RESERVED FOR RECORDER'S USE

Order No. K-47585

EXHIBIT "A"

DESCRIPTION OF PROPERTY

- PARCEL 1: Lots 1, 2, 3 and 4, Block 7, SECOND HOT SPRINGS 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, TOGETHER WITH the southeasterly half of the vacated alley adjacent to said lots, which was vacated by instrument recorded November 30, 1948 in Volume 227 page 39, Deed records of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 10 feet of said lots, which was conveyed to the City of Klamath Falls, by Warranty Deeds recorded November 17, 1948 in Volume 226 page 431 and in Volume 226 page 433, Deed records of Klamath County, Oregon.
- PARCEL 2: Lots 5 and 6, Block 7, SECOND HOT SPRINGS 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.
- PARCEL 3: Lots 20, 21, 22, 23, 24, 25 and 26, Block 7, SECOND HOT SPRINGS 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, TOGETHER WITH the northwestern half of the vacated alley adjacent to said lots, which was vacated by instrument recorded November 30, 1948 in Volume 227 page 39, Deed records of Klamath County, Oregon.
- PARCEL 4: Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, Block 7, SECOND HOT SPRINGS 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the 9th _____ day
 of _____ March _____ A.D., 1995 at 3:27 _____ o'clock P _____ M., and duly recorded in Vol. _____ M95
 of _____ Deeds _____ on Page 5363

FEE \$35.00

By Bernetha G. Leach _____
 Bernetha G. Leach, County Clerk