

WARRANTY DEED

MTC 36007 MS
ROY E. CREATH and HELEN CREATH, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
BRUCE BALON and LINDA L. BALON, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 21 IN BLOCK 59 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT
#2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7007 GARDENVINE AVENUE, CITRUS HEIGHTS, CA 95621

Dated this Aug day of 7, 1995

Roy E. Creath
ROY E. CREATH

Helen V. Creath
HELEN CREATH

NOTARY ACKNOWLEDGEMENT

STATE OF California ss. Aug. 7, 19 95
COUNTY OF Ventura

Personally appeared the above named Roy E. Creath and Helen Creath
and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

See attached page
Notary Public for State of Calif.
My commission expires 1-11-99

(seal)

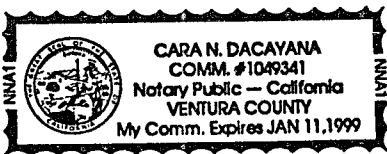
Return to:
BRUCE BALON
7007 GARDENVINE AVENUE
CITRUS HEIGHTS, CA 95621

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

20981

State of California
 County of Ventura
 On Aug. 7, 1995 before me, Cara N. Dacayana
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Roy E. Creath and Helen V. Creath
Name(s) of Signer(s)

☒ personally known to me - OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Cara N. Dacayana
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
 Document Date: Aug. 7, 1995 Number of Pages: 21
 Signer(s) Other Than Named Above: Same as above

Capacity(ies) Claimed by Signer(s)

Signer's Name: Roy E. Creath

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

Signer's Name: Helen V. Creath

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day
 of August A.D., 19 95 at 11:33 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 20980

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By Bernetha G. Letsch