

TITLE NO. 44318  
 ESCROW NO. 10-0992-96  
 TAX ACCT. NO. 173369

*ATC # 01044508*  
**WARRANTY DEED -- STATUTORY FORM**  
 (INDIVIDUAL or CORPORATION)

**GARY T. BALOGH and JANICE E. BALOGH, as tenants by the entirety,**  
 Grantor,

conveys and warrants to

**CATHY KING, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

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

**Encumbrances:**

CONDITIONS, RESTRICTIONS, EASEMENTS AND ASSESSMENTS, AS SHOWN ON THE RECORDED PLAT OF ELDORADO ADDITION.  
 EASEMENT RECORDED DECEMBER 29, 1950, BOOK 244 AND PAGE 277.

The true consideration for this conveyance is \$12,000.00 (Here comply with the requirements of ORS 93.030\*).

Dated this 1 day of April, 1996; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

GARY T. BALOGH

JANICE E. BALOGH

STATE OF OREGON, County of Clatsop ) ss.

This instrument was acknowledged before me on 4-1, 1996, by GARY T. BALOGH and JANICE E. BALOGH

Notary Public for Oregon

GARY T. BALOGH  
2278 NORTH 10TH STREET  
SPRINGFIELD, OR 97477  
 GRANTOR'S NAME AND ADDRESS

CATHY KING  
5729 ALTAMONT DRIVE  
KLAMATH FALLS, OR 97603  
 GRANTEE'S NAME AND ADDRESS

My commission expires OFFICIAL SEAL  
SHIRLEY JOHNSON  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 031060  
MY COMMISSION EXPIRES JAN 28, 1998

Until a change is requested  
 all tax statements shall be  
 sent to the following address:  
 \*\*\* SAME AS GRANTEE \*\*\*

After recording return to:  
 TITLE GUARANTY COMPANY OF OREGON  
 299 EAST 18TH AVENUE  
 EUGENE, OR 97401

## EXHIBIT "A"

Beginning at the most Northerly corner of Lot 6, Block 12, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, which point of beginning is on the Southwesterly line of Eldorado Boulevard; thence North 49 degrees 51 1/2' West along the Southwesterly line of said Eldorado Boulevard a distance of 85 feet, more or less to the centerline of Birch Street said Eldorado Addition; thence South 40 degrees 08' West along said center line, a distance of 87.34 feet; thence South 24 degrees 49 1/2' East 33.34 feet, more or less, to the most Northeasterly corner of Lot 8, of said Block 12; thence Southeasterly along the Easterly line of said Lot 8, a distance of 55.46 feet to the most Westerly corner of said Lot 6; thence North 40 degrees 08' East along the Northwesterly line of said Lot 6, a distance of 110 feet to the point of beginning, formerly Lot 7, Block 25 of the vacated portion of Eldorado Heights and a vacated portion of Birch Street of said Eldorado Heights, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Birch Street.

CODE 1 MAP 3809-20DD TL 14100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 4th day  
of April A.D., 19 96 at 11:13 o'clock AM. and duly recorded in Vol. M96  
of Deeds on Page 9490

FEE \$35.00

By Bernetha G. Letsch County Clerk  
[Signature]