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WARRANTY DEED

Vol. M94 Page 17032

MTC 37740MS

DANIEL R. FARSON and KATHIE L. FARSON, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JERRY BALF and LOUISE BALF, 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 1 IN BLOCK 3 OF RAINBOW PARK ON THE WILLIAMSON, ACCORDING TO THE
 OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
 KLAMATH COUNTY, OREGON. TOGETHER WITH AN UNDIVIDED 1/68TH INTEREST IN
 LOTS 4 AND 5, BLOCK 1, RAINBOW PARK ON THE WILLIAMSON.

TOGETHER WITH A 1994 SKYLINE MOBILE HOME, PLATE #X216488.

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:

SUBJECT TO: Trust Deed dated December 1, 1993 and recorded December 1,
 1993 in Volume M93, page 31915, Microfilm Records of Klamath County,
 Oregon in favor of Administrator of the Small business Administration, an
 agency of the Government of the United States of America, as Beneficiary
 which the above named Grantees hereby agree to assume and pay in full.

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 \$ 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 335 Cleveland Avenue, Petaluma, CA 94952

Dated this 7th day of June, 1996.

Daniel R. Farson
 DANIEL R. FARSON

Kathie L. Farson
 KATHIE L. FARSON

NOTARY ACKNOWLEDGEMENT

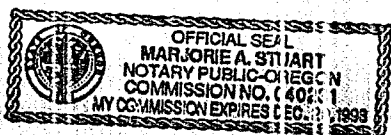
STATE OF Oregon

COUNTY OF Klamath

SS. June 7 19 96

Personally appeared the above named Daniel R. Farson and Kathie L. Farson

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT37740-MS

31733

Return to:

Jerry Balf
335 Cleveland Avenue
Petaluma, CA 94952

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aneri Title the 10th day
of June A.D., 1996 at 3:46 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 17032

FEE \$35.00

By Bernetha G. Letsch, County Clerk

THIS DEED WAS PREPARED BY THE SELLER
AND SIGNED BY HIM IN THE PRESENCE OF
WITNESSES AND ME, CLERK OF THE COUNTY
OF KLAMATH, AND THE SAME WAS
RECORDED IN THE OFFICE OF THE
CLERK OF THE COUNTY OF KLAMATH.

THE SELLER HAS NOT BEEN
ADVISED BY ANY PERSON THAT
HE IS NOT THE OWNER OF THE
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