

MTC 40085 KA

WARRANTY DEED

SUSAN K. CHANNER,

Grantor(s) hereby grant, bargain, sell and convey to:

SHANE NEAL BALSZ and KORINA J. BALSZ, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4861 HARLAN DRIVE, KLAMATH FALLS, OR 97603

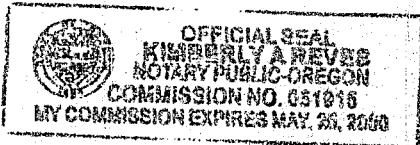
Dated this 10 day of December, 1996.

Susan K. Channer
SUSAN K. CHANNER

STATE OF OREGONss. December 10 1996COUNTY OF KLAMATH

Personally appeared the above named SUSAN K. CHANNER

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for OregonMy commission expires 5/25/2000

ESCROW NO. MT40085-KA

Return to:

SHANE NEAL BALSZ

4861 HARLAN DRIVE

KLAMATH FALLS, OR 97603

96 DEC 10 P2:44

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EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of TRACT 34, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Tract 34, and running thence South 43 degrees 30' East along the Northeasterly line of Harlan Drive, a distance of 100 feet to the point of beginning of this description; thence continuing South 43 degrees 30' East 81.5 feet to the most Southerly corner of said Tract 34; thence North 46 degrees 30' East a distance of 300 feet; thence North 43 degrees 30' West a distance of 181.5 feet; thence South 46 degrees 30' West a distance of 100 feet; thence South 43 degrees 30' East a distance of 100 feet; thence South 46 degrees 30' West a distance of 200 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day
of December A.D., 19 96 at 2:44 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 38480.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kathleen Row