

RICHARD CARTER and MAUREEN O'CONNELL, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JERRY G. BALF AND LOUISE M. BALF, TRUSTEES OF THE BALF FAMILY TRUST,
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:

PLEASE SEE ATTACHED EXHIBIT "A"

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P3:10
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.

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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 \$ 18,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 335 CLEVELAND AVE, PETALUMA, CA 94952

Dated this 28 day of AUGUST, 1997

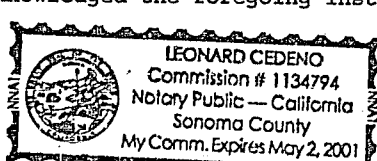
Richard Carter
RICHARD CARTER

Maureen O'Connell
MAUREEN O'CONNELL

STATE OF CALIFORNIA
COUNTY OF SONOMA ss. 567-72-0080 28 Aug 1997

Personally appeared the above named RICHARD CARTER and
MAUREEN O'CONNELL

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me,

Notary Public for CALIFORNIA
My commission expires 2 MAY 2001

ESCROW NO. MT42373-LW

Return to:
THE BALF FAMILY TRUST
335 CLEVELAND AVE
PETALUMA, CA 94952

EXHIBIT "A"
LEGAL DESCRIPTION

28929

A parcel of land situate in Government Lot 25, Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Commencing at the Southwest corner of Lot 25, Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; proceeding Northerly 250 feet, thence Easterly 660 feet, thence Southerly 250 feet, thence Westerly 660 feet to the point of beginning.

TOGETHER WITH the following described Appurtenant Easement as disclosed by Agreement for Easement recorded August 5, 1983 in Volume M83, page 12949, Microfilm Records of Klamath County, Oregon, as follows:

A road easement for ingress and egress purposes form the second party's real estate (commencing at the Southwest corner of Lot 25, Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon), to the easement recorded in Klamath County Deed Records, Book M 80, page 7547. Said easement shall be in the existing road running East and West along the Southern boundary of Lot 26, and North and South along the Eastern boundary of Lot 26. The second party shall construct a short drive, width not to exceed 15 feet, to connect with aforementioned existing road along the Eastern boundary of Lot 26.

AND TOGETHER WITH the following Appurtenant Easement as disclosed by Easement recorded May 9, 1984 in Volume M84, page 7752, Microfilm Records of Klamath County, Oregon, as follows:

Commencing at a point in the Southeast corner of Lot 27, Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, on the Eastern border of Lot 27 where the existing roadway crosses Lot 26, thence Westerly along said roadway, to the Eastern boundary of Highway 62.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
of Sept. A.D., 19 97 at 3:10 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 28928.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross