

ROGER A. MILLER,

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

WILLIAM D. BALES and CARLENE D. BALES, 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 \$ 83,000.00.

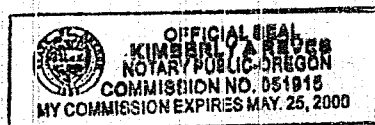
Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,P.O. Box 1064, Klamath Falls, OR 97601

Dated this 13 day of March, 19 98

Roger A. Miller
ROGER A. MILLER

STATE OF OREGONSS. March 13 19 98COUNTY OF KLAMATHPersonally appeared the above named ROGER A. MILLERand acknowledged the foregoing instrument to be his voluntary act.

(seal)



Before me:

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT43731-KA

Return to:

WILLIAM D. BALES
P.O. Box 1064
Klamath Falls, OR 97601

98 MAR 20 P3:35

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at a point that is 656.1 feet North and 557.4 feet West of the Southeast corner of the SE1/4 SE1/4 of said Section 36; thence West 208.7 feet; thence North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet to the point of beginning. EXCEPTING THEREFROM a strip of land 5 feet in width being the Easterly (5) feet of that tract of land described in Deed Volume 272, page 373; deeded to Klamath County by Deed recorded July 21, 1975 at Volume M75, page 8228, Deed Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 20th day
of March A.D., 19 98 at 3:35 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 9101.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By *Bernetha G. Letsch*