

After recording, return to:
R. CONRAD SCHULTZ
Attorney at Law
969 Willagillespie Road
Eugene, OR 97401

Until a change is requested,
mail all tax statements to:
NO CHANGE

WARRANTY DEED

DAVID C. BALES and DOLORES J. BALES, husband and wife, "Grantors", hereby convey and warrant to DAVID C. BALES and DOLORES J. BALES, Trustees, or their successors in trust under the BALES LIVING TRUST, Dated May 5, 1998, and any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMITS LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated this 5th day of May, 1998.

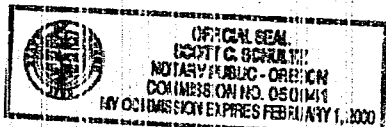
David C. Bales
DAVID C. BALES

Dolores J. Bales
DOLORES J. BALES

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on the 5th day of May, 1998, by DAVID C. BALES and DOLORES J. BALES.

Scott C. Schulz
Notary Public for Oregon



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EXHIBIT "A"

Lot #11: The S1/2 S1/2 E1/2 E 1/2 SE1/4 NE 1/4 of Section 10, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Two and one-half acres M or L. Subject to a ten foot wide easement along entire North boundary and fifteen foot wide easement along entire South boundary for mutual roadway and all other roadway purposes. Subject to restrictions and reservations of record.

STATE OF OREGON: COUNTY OF KLAMATH; ss.

Filed for record at request of R. Conrad Schultz the 8th day
of May A.D., 19 98 at 1:55 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 15685

FEE \$35.00

Bernetha G. Letsch, County Clerk
By H. A. L. L. L.