

AFTER RECORDING RETURN TO:

Jerry M. Molatore *OC*
 426 Main Street
 Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Billie L. Balsiger, Trustee
 718 Loma Linda Drive
 Klamath Falls, OR 97601

WARRANTY DEED

BILLIE L. BALSIGER Grantor, conveys and warrants to BILLIE L. BALSIGER, Trustee of the BILLIE L. BALSIGER TRUST dated August 4, 1999, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The Northwest ten feet of Lot 18 and all of Lot 19 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; ALSO that portion of Lot 6 of LOMA LINDA HEIGHTS lying Northeasterly of the Southwesterly face of a concrete block wall as it is now located, being a strip of land approximately 2½ feet in width in Klamath Falls, Klamath County, Oregon.

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 uses.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.00.

Dated this 28th day of January, 2000.

Billie L. Balsiger
 BILLIE L. BALSIGER

Property ID#: R218240

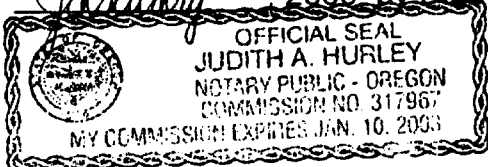
Map Tax Lot: R-3809-028BD-02900-000

STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 28th day of January, 2000, by BILLIE L. BALSIGER..



Judith A. Hurley
 Notary Public for Oregon
 My Commission Expires: 1-10-2003

GRANTOR'S NAME AND ADDRESS:

BILLIE L. BALSIGER
 718 Loma Linda Drive
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

BILLIE L. BALSIGER, Trustee of the
 BILLI L. BALSIGER TRUST
 718 Loma Linda Drive, Klamath Falls, OR 97601

State of Oregon, County of Klamath
 Recorded 1/28/00, at 2:50 P m.
 In Vol. M00 Page 3000
Linda Smith,
 County Clerk Fee\$ 21.00