

02 MAY 2 PM 11:30

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After Recording Return to:

BALIN FARM TRUST

13600 Hemetle Rd
Klamath Falls OR 97603

Until a change is requested all tax statements
Shall be sent to the above address.

State of Oregon, County of Klamath

Recorded 05/02/2002 11:30a m.

Vol M02, Pg 26414

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

PHILLIP L. GROHS, TRUSTEE and NIEL C. GROHS, TRUSTEE of THE NIEL GROHS SR. 1997 TRUST UTA 5/14/97, and PHILLIP L. GROHS and NIEL C. GROHS, JR., herein called grantor, convey(s) to BALIN FARM TRUST, an Oregon Business Trust all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Southwest quarter of the Southwest quarter of Section 1, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon lying East of West Langell Valley Road.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is exchange of properties between the Grantee and Grantor named hereinabove.

(here comply with the requirements of ORS 93.930)

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.

Dated June 15, 2001

THE NIEL GROHS SR. 1997 TRUST UTA 5/14/97

BY: Phillip L. Grohs Trustee
PHILLIP L. GROHS, TRUSTEE

Phillip L. Grohs
PHILLIP L. GROHS, INDIVIDUALLY

BY: Neil C. Grohs, Jr. Trustee
NIEL C. GROHS, TRUSTEE

Neil C. Grohs, Jr.
NIEL C. GROHS, JR., INDIVIDUALLY

NIEL C. JR.

STATE OF OREGON, County of Klamath) ss.

On May 1, 2001, personally appeared the above named Phillip L. Grohs and Neil C. Grohs, Jr. both, as Trustees of THE NIEL GROHS SR. 1997 TRUST UTA 5/14/97 and for themselves individually.

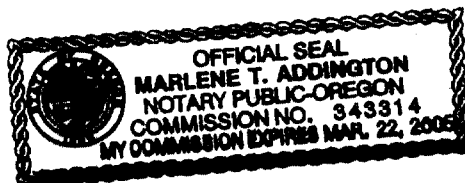
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00052770

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-05

Official Seal



21A