

02 MAY 2 AM 11:30

Vol M02 Page 26415

After Recording Return to:

Niel Grohs, Sr. 1997 Trust UTA 5/14/97
21010 West Langell Valley Rd.

Bonanza, OR. 97623

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 11:30 a. m.
Vol M02, Pg 26415
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

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

The Southeast quarter of the Southwest quarter of Section 1, Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon lying West 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 Grantor and Grantee 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.

BALIN FARM TRUST, an Oregon Business Trust

BY: Harold E. Balin
HAROLD E. BALIN, TRUSTEE

BY: Joann Staunton
JOANN STAUNTON, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

May 1, 2001, personally appeared the above named Harold E. Balin and Joann Staunton as Trustees of The Balin Farm Trust, an Oregon Business Trust.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 52803-Escrow No. 52770

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

Official Seal

