

NJC-62477 TA

Vol M03 Page 76404

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
THE CLYDE W. MCRUNNELS AND MARLIS  
MCRUNNELS LOVING TRUST DATED MAY  
21, 1990

3015 BARNES WAY  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 10/14/03 3:29 p m  
Vol M03 Pg 76 404-05  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
The following address:

THE CLYDE W. MCRUNNELS AND MARLIS  
MCRUNNELS LOVING TRUST DATED MAY  
21, 1990

3015 BARNES WAY  
KLAMATH FALLS, OR 97603

Escrow No. MT62477-TA

## WARRANTY DEED

ROBERT EUGENE BALES AND NETTA JEAN BALES, TRUSTEES OF THE BALES LIVING TRUST, Grantor(s) hereby grant, bargain, sell, warrant and convey to CLYDE W. MCRUNNELS AND MARLIS MCRUNNELS TRUSTEES OF THE CLYDE W. MCRUNNELS AND MARLIS MCRUNNELS LOVING TRUST DATED MAY 21, 1990, 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

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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.

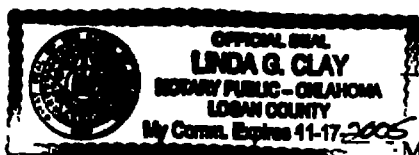
Dated this 6<sup>th</sup> day of October, 2003

TRUSTEES OF THE BALES LIVING TRUST  
BY: Robert Eugene Bales  
ROBERT EUGENE BALES, TRUSTEE

BY: Netta Jean Bales  
NETTA JEAN BALES, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 6<sup>th</sup> 2003 by ROBERT EUGENE BALES AND NETTA JEAN BALES.



Linda G. Clay  
(Notary Public for Oregon, Klamath)  
My commission expires 11/17/2005  
#0198729

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**76405**

**PARCEL 1:**

The North half of Lot 19, Block 5, LAKESIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

The South half of Lot 19, and all of Lots 20, 21 and 22, Block 5, LAKESIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 3:**

Lots 17 and 18, Block 5, LAKESIDE ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No.:	3809-032CC-00400-000	Key No.:	630696
Tax Account No.:	3809-032CC-00401-000	Key No.:	879882