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— Space below for Recorder's use only —

1st 621701

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, James L Ballenger and Ruth A Ballenger, as tenants by the entirety, Grantor(s), for and in consideration of the sum of Twenty Five Thousand Five Hundred and 00/100 Dollars to it paid by the grantees herein, do hereby grant, bargain, sell and convey unto Steven J Jeter and Coralee Jeter, as husband and wife, Grantee(s), the following tract of land more particularly described as follows:

Lot 2 in Block 4 of Jack Pine Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the granted premises unto the said Grantee(s), their heirs and assigns forever.

And the Grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances **EXCEPT,**

1. Agreements, covenants, conditions, easements, reservations & restrictions of record, if any.

And that it will, its heirs, executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

WITNESS my Hand and Seal this 26 day of July, 2005.

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.

James L Ballenger
James L Ballenger

Ruth A Ballenger
Ruth A Ballenger

STATE OF OREGON
COUNTY OF LANE

Before me: on this 26 day of July, 2005, personally appeared the above named James L Ballenger and Ruth A Ballenger and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

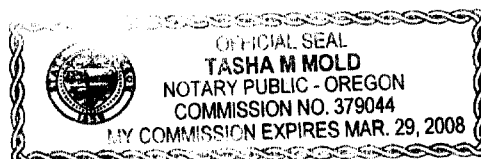
Until a change is requested all tax statements
Should be sent to the following address:

Steven J Jeter and Coralee Jeter
PO Box 25427
Eugene, OR 97402

After Recording Please Return to:

Steven J Jeter and Coralee Jeter
PO Box 25427
Eugene, OR 97402

Tasha M. Mold
Notary Public for the State of Oregon
My Commission Expires: 3/29/08
Escrow # 401944



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