

MT69169 TM



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Cheryl A. Fischer Balke
P O Box 1245
Clayton, CA 94517

State of Oregon, County of Klamath
Recorded 08/03/05 3:23 pm
Vol M05 Pg 60811-12
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:

Cheryl A. Fischer Balke
P O Box 1245
Clayton, CA 94517

Escrow No. MT69169-TM

STATUTORY WARRANTY DEED

Richard L. Wallis and Barbara Johnson-Wallis, Trustees of The Richard L. Wallis and Barbara Johnson-Wallis Trust Agreement, Grantor(s) hereby convey and warrant to **Cheryl A. Fischer Balke and David Johnson, as tenants in common**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$485,000.00**.

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 13 day of June, 2005

Richard L. Wallis and Barbara Johnson-Wallis Trust Agreement

BY [Signature]
Richard L. Wallis, Trustee

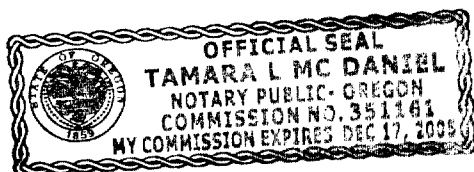
BY [Signature]
Barbara Johnson-Wallis, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 13, 2005 by Richard L. Wallis and Barbara Johnson-Wallis, as trustees of The Richard L. Wallis and Barbara Johnson-Wallis Trust Agreement.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/05



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of the NE1/4 SW1/4 that lies West of the centerline of Larsen Creek, in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by instrument recorded April 28, 1972 in Volume M72, Page 4568, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by instrument recorded April 28, 1972 in Volume M72, Page 4566, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument recorded April 15, 1997 in Volume M97, Page 11224, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The S1/2 NE1/4 SW1/4 that lies East of the centerline of Larsen Creek and the S1/2 NW1/4 SE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as created by instrument recorded October 25, 1982 in Volume M82, Page 14139, Microfilm Records of Klamath County, Oregon.

Tax Account No:	3407-01100-01200-000	Key No:	751957
Tax Account No:	3407-01100-01300-000	Key No:	874699
Tax Account No:	3407-01100-01300-000	Key No:	190288