



04/11/2007 03:11:48 PM

Fee: \$26.00

MT78985-LW

After recording return to:

LINDA ANN MONFORE

P.O. BOX 524

FORT KLAMATH, OR 97626

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

LINDA ANN MONFORE

P.O. BOX 524

FORT KLAMATH, OR 97626

Escrow No. MT78985-LW

Title No. 0078985

SWD

STATUTORY WARRANTY DEED

SANDY BALCH, Grantor(s) hereby convey and warrant to LINDA ANN MONFORE, 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 \$42,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 10 day of April, 2007

SANDY BALCH

State of Oregon

County of Deschutes

This instrument was acknowledged before me on April 10, 2007 by SANDY BALCH.

Roberta Durighello
(Notary Public for Oregon)

My commission expires 01/04/08

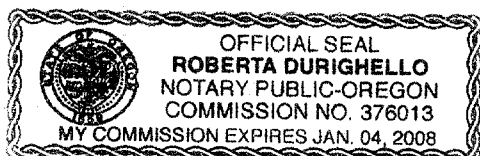


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at a point 1243 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is the Southeast corner of property conveyed to Knox and wife by Deed recorded in Book 225 at page 6, Klamath County Deed Records; thence South 60 feet to a point; thence West 200 feet to a point; thence North 110 feet to a point; thence East 55 feet to a point, which point is the Northwest corner of said property so conveyed to Knox; thence South 50 feet along the Westerly line of said Knox property; thence East along the Southerly line of said property so conveyed to Knox, 145 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of State Highway No. 62 also known as Main Street.

PARCEL 2

A tract of land in the NE1/4 NE1/4 of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1193 feet South of the Northeast corner of said Section 21; thence West 145 feet; thence South 50 feet; thence East 145 feet; thence North 50 feet to the place of beginning.

EXCEPTING THEREFROM all that portion lying within the boundaries of State Highway No. 62 also known as Main Street.