

60736
 KNOW ALL MEN BY THESE PRESENTS, That James M. Barnes and Allison Garriott, as tenants in common each as to an undivided 1/2 interest; hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Modoc Lumber Co.

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The NE1/4 of Section 12, Township 34 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads or highways.

Reservations and restrictions as contained in Land Status Report recorded in Volume 302, page 456, Records of Klamath County, Oregon

Reservations as contained in instrument recorded 454, Records of Klamath County, Oregon.

The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
 To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above, or those apparent upon the land, if any, as of the date of this deed.

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 paid for this transfer, stated in terms of dollars, is \$ 19,400.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of January, 1979, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its Board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
 January 9, 1979.

Personally appeared the above named
 James M. Barnes and Allison
 Garriott

And acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
 My Commission Expires July 13, 1981

James M. Barnes Allison Garriott

GRANTOR'S NAME AND ADDRESS

Modoc Lumber Co.
 P.O. Box 257
 Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Modoc Lumber Co.
 P.O. Box 257
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Modoc Lumber Co.
 P.O. Box 257
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.
 January 9, 1979.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of January, 1979, at 10:36 o'clock A.M., and recorded in book M79 on page 635 or as file/reel number 60736, Record of Deeds of said county. Witness my hand and seal of County affixed.

Mr. D. Milne
 Recording Officer
 Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY