

KNOW ALL MEN BY THESE PRESENTS, That

Frances J. Barker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Sheryl J. Wilson

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Refer to the attached legal description.

TAX ACCOUNT # 3811 015C0 005C0

"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."

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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

and that 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 \$ 39,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 30 day of August, 19 89; 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.

Frances J. Barker
Frances J. Barker

STATE OF OREGON,
County of Klamath

8-30, 19 89 ss.

Personally appeared the above named _____

Frances J. Barker

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/93

STATE OF OREGON, County of _____) ss.
_____, 19 _____.

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 _____

_____ a corporation, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

Frances J. Barker

3624 Cannon
Klamath Falls, Or. 97601

GRANTOR'S NAME AND ADDRESS

Sheryl J. Wilson

1512 Br 45
Medford, Oregon 97504

GRANTEE'S NAME AND ADDRESS

For recording, return to:

Grantee

NAME, ADDRESS, ZIP

If a change is requested all tax statements shall be sent to the following address:

Grantee

NAME, ADDRESS, ZIP

16320

LEGAL DESCRIPTION

Lot 1, Block 1, TRACT NO. 1131, THE WADES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land for road right-of-way situated in Lot 1, Block 1 of Tract 1131, The Wades, a recorded subdivision in Klamath County, Oregon; being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 1, Tract 1131; thence South 15 degrees 06' 55" East along the Easterly right-of-way of the Bly-Bonanza County Road, 140.00 feet; thence North 74 degrees 53' 05" East 125.00 feet to the Southwesterly right-of-way of the Keno Springs Road; thence North 56 degrees 52' 28" West along the Southwesterly right-of-way line, 187.68 feet to the point of beginning. Containing 0.20 acres, more or less.

Tax Account No: 3811 015C0 00500 (with other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Aug. A.D. 19 89 at 4:24 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 16319
Evelyn Biehn - County Clerk
By D. A. Miller

FEE \$13.00