20904 WARRANTY DEED Vol. m90 Page 19835

KNOW ALL MEN BY THESE PRESENTS, That ELWOOD R. BARNES AND SANDRA L. BARNES, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. IVIE SR. AND BETTY B. IVIE, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lot 26 of MOYINA, according to the official plat teherof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 141-3809-36CD-5800
Assessors Key No. 452432

MOUNTAIN TITLE COMPANY

"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 is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land, 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 $ 53,000.00 ~~[illegible]~~ (Here comply with requirements of ORS 93.030). (The sentence between the symbols[1], if not applicable, should be deleted.

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 25th day of September, 1990; 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.

Elwood R. Barnes
Elwood R. Barnes

Sandra L. Barnes
Sandra L. Barnes

Trust a Home

STATE OF OREGON, County of Klamath) ss.
September 25, 1990.

Personally appeared the above named ELWOOD R. BARNES and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Trace O'Chandler
Notary Public for Oregon
My commission expires: 7-6-94

OFFICIAL SEAL
TRACY Y. CHANDLER
NOTARY PUBLIC - OREGON
COMMISSION NO. [illegible]
MY COMMISSION EXPIRES JULY 6, 1994

STATE OF OREGON, County of _____) ss.
9/25/90 6/6/94
The foregoing instrument was acknowledged before me this _____, 19__, by _____, president, and by _____, secretary of _____ a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

Grantor's Name and Address: Sandra L. Barnes

Grantee's Name and Address: James R. Ivie Sr. & Betty B. Ivie

After recording return to: James R. Ivie Sr. & Betty B. Ivie

Until a change is requested all tax statements shall be sent to the following address: same as above

Name, Address, Zip

RECEIVED FOR RECORD

STATE OF OREGON, County of Klamath, ss.
I certify that the within instrument was received for record on the 1st day of Oct., 19 90, at 2:38 o'clock P.M., and recorded in book M90 on page 19835 or as file/reel number 20904, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Lauren Mulendore, Deputy

Fee $23.00