88468

09-20-94A10:10 RCVD

Aspen TITLE & ESCROW, INC.

WARRANTY DEED

Vol M94 Page 29612

#03041945
AFTER RECORDING RETURN TO:

DENNIS W. JONES
TERRY L. JONES
2110 WIARD STREET
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LEON D. BARKER and CLAIRE L. BARKER, husband and wife, hereinafter called GRANTOR(S), convey(s) to DENNIS W. JONES and TERRY L. JONES, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

PARCEL 1:

The North 60.3 feet of Tract 2, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the North 60.3 feet of the East 155 feet of Tract 2, PLEASANT HOME TRACTS.

PARCEL 2:

The North 60.3 feet of the East 155 feet of Tract 2, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon.

INITIAL

CODE 41 MAP 3909-2ED TL 1200
CODE 41 MAP 3909-2ED TL 1300

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $58,900.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of September, 1994.

X Leon D. Barker
LEON D. BARKER

X Claire L. Barker
CLAIRE L. BARKER

STATE OF OREGON, County of Baker) ss.

On this 15th day of September 1994,

Personally appeared the above named LEON D. BARKER and CLAIRE L. BARKER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Patricia M. Collins

Continued on next page

29613

WARRANTY DEED
PAGE 2

Patricia M Collins

OFFICIAL SEAL
PATRICIA M. COLLINS
NOTARY PUBLIC OREGON
COMMISSION NO. 014450
MY COMMISSION EXPIRES APR. 7, 1996

Notary Public for Oregon
My Commission Expires: 4-7-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 20th day of Sept A.D., 19 94 at 10:30 o'clock A M., and duly recorded in Vol. M94, of Deeds on Page 29612.

Evelyn Biehn County Clerk
By Pauline Mullendore

FEE $35.00