89579 10-13-94P01:56 RCVD MOUNTAIN TITLE COMPANY Volm94 Page 31965

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

MOUNTAIN TITLE COMPANY

PAUL A. BARKER and ANSELMA O. BARKER, as tenants by the enirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GORDON L. WOLFE

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 <u>KLAMATH</u> and State of Oregon, described as follows, to-wit:

Tract 10, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 those apparent upon the land, if any, as 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 \$ _____72,500.00 HOWEVER, WE BENER CONSIDERTING CONVERSE OF C

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 11 day of 00000, 19 9 (1); 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. MOUNTAIN TITLE COMPANY

STATE OF OREGAN, amath, county of <u>Hamath</u> , 1994, ss.	PAUL A. BARKEN PAUL A. BARKEN ANSELMA O. BARKER ANSELMA O. BARKER
Personally appeared the above named PAUL A. BARKER ANSELMA O. BARKER	
and acknowledged the foregoing instrument to be	
Before me: Notaby Public for Oregon My commission expires: 11/7/9 -	ATE OF OREGON, County of) ss. The foregoing instrument was acknowledged before me this .19, by, , president, and by,
MY COMMISSION EXPIRES NOV 07, 1997	
PAIL A. BARKER & ANSELMA O. BARKER D91 LOUSNOVE DC. KUMADUL DO OLO OL 97(00) GRANTOK'S MANE AND ADDRESS GORDON L. WOLFE 11871 HIGHLAUG OC GORDON L. WOLFE 11871 HIGHLAUGUC GORDON L. WOLFE 11871 HIGHLAUGUC ADDLANC. OR 97570	STATE OF OREGON, SS. County of <u>Klamath</u> I certify that the within instrument was received for record on the <u>13th</u> day of <u>Oct</u> , 1994, at <u>1:56 o'clock P. M.</u> , and recorded in book <u>M94</u> on page <u>31965</u> or as FOR file/reel number <u>89579</u> RECORDERS USE Record of Deeds of said county. Witness my hand and seal of County affixed.
NAME, ADDRESS, ZIP Und a change is required all as enterments shall be seen to the following address. <u>GORDON L. WOLFE</u> 11871 Highway (e.C. <u>ADDRESS, ZIP</u> NAME, ADDRESS, ZIP	eyjuea. <u>Evelyn Biehn, County Clerk</u> Recording Officer By Qauline June Solar Deputy Fee \$30.00

MOUNTAIN TITLE COMPANY