

## WARRANTY DEED

Vol. M95 Page 15862

MTC 35545 MS  
 CLARENCE L. BARGER, JR. and FREIDA I. BARGER,  
 Grantor(s) hereby grant, bargain, sell and convey to  
 CYNTHIA M. ANDREWS,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of KLAMATH and State of Oregon, to wit:

TRACT 49 OF PLEASANT HOME TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT  
 THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
 OREGON, EXCEPTING THEREFROM THE WESTERLY 65 FEET THEREOF.

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2168 MADISON STREET, KLAMATH FALLS, OR 97603

Dated this 18 day of 6, 1995

Clarence L. Barger Jr.  
 CLARENCE L. BARGER, JR.

Freida I. Barger  
 FREIDA I. BARGER

## NOTARY ACKNOWLEDGEMENT

STATE OF Mississippi SS. 6-11- 1995  
 COUNTY OF Harrison

Personally appeared the above named Clarence L. + Freida Barger  
 and acknowledged the foregoing instrument to be a voluntary act.

Before me:

S. Lynn Harrison  
 Notary Public for Harrison County  
 My commission expires MAY 27, 1999

(seal)

Return to:  
 CYNTHIA M. ANDREWS  
 2168 MADISON STREET  
 KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 16th day  
 of June A.D., 19 95 at 10:23 o'clock A M., and duly recorded in Vol. M95  
 of Deeds on Page 15862

FEE \$30.00

By Bernetha G. Letch County Clerk