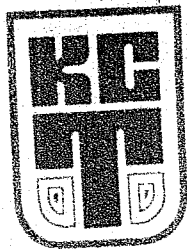


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18559



KLAMATH COUNTY TITLE COMPANY

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K-48140

STATUTORY WARRANTY DEED (Individual or Corporation)

JAMES STEPHEN WADSWORTH and SHEILA B. WADSWORTH

Grantor,

conveys and warrants to HOLLIS E. BARNES

Grantee,

the following described real property in the County of KLAMATH and State of Oregon.

Lot 16 in Block 12 Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. LESS the South 5 feet thereof.

This property is free of liens and encumbrances, EXCEPT:
SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 93,500.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 12th day of July 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

James Stephen Wadsworth
JAMES STEPHEN WADSWORTH

Sheila B. Wadsworth
SHEILA B. WADSWORTH

PERSONALLY KNOWN TO ME

DID TAKE OATH

DID NOT TAKE OATH

Florida
STATE OF OREGON, County of Florida ss.

The foregoing instrument was acknowledged before me
this 12th day of July 19 95
by James Stephen Wadsworth
Sheila B. Wadsworth

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____
by _____
of _____
a corporation, on behalf of the corporation.

Barbara Bischoff
Notary Public for Oregon
My commission expires Florida

After recording return to:
HOLLIS E. BARNES
6001 Arlington Blvd. #705
Falls Church, VA 22044

NAME, ADDRESS, ZIP

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

HOLLIS E. BARNES
6001 Arlington Blvd, #705
Falls Church, VA 22044

OFFICIAL NOTARY SEAL
BARBARA BISCHOFF
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC284218
MY COMMISSION EXP. MAY 13, 1997

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Company
on this 18th day of July A.D. 19 95
at 3:28 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 18559
Bernetha G. Latsch County Clerk
By Angelle Shirley Deputy.

Fee, \$30.00