

PAUL A. BARKER and ANSELMA BARKER,
Grantor(s) hereby grant, bargain, sell and convey to
WAYNE A. IVAN and TAMARA L. IVAN, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 71,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 21124 44TH AVE SW, FEDERAL WAY, WA 98023

Dated this 20th day of December, 19 95

Paul A. Barker
PAUL A. BARKER

Anselma Barker
ANSELMA BARKER

NOTARY ACKNOWLEDGEMENT

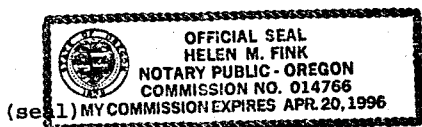
STATE OF Oregon SS. 12/26 19 95
COUNTY OF Klamath

Personally appeared the above named Paul A Barker and
Anselma Barker

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires 4/20/96



Return to:

WAYNE A. IVAN
21124 44TH AVE SW
FEDERAL WAY, WA 98023

95 DEC 29 AM 1:42

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being 45 feet off the Northeasterly side of Lot 7 and 5 feet off the Southwesterly side of Lot 8 in Block 50 in NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Commencing at a point on the Northwest line of Block 50 of said NICHOLS ADDITION, 150 feet Northeasterly from the Northwest corner of said Block; thence, Southeasterly and parallel with 11th Street, 110 feet to the alley; thence, Northeasterly along the Northwest line of the alley, 50 feet; thence, Northwesterly and parallel with 11th Street, 110 feet to Jefferson (formerly Bush) Street; thence, Southwesterly along the Southeasterly line of said Jefferson Street, 50 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co the 29th day
of Dec A.D., 19 95 at 11:42 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 35524.

FEE \$35.00

By Bernetha G. Latsch County Clerk
Bernetha G. Latsch