

MTC 37026 KR

RICHARD A. AND MARY K. KING, HUSBAND AND WIFE,
Grantor(s) hereby grant, bargain, sell and convey to
PAUL A. BARKER and ANSELMA O. BARKER, 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:

Lot 2 in Block 48, FIRST ADDITION to the City of Klamath Falls, according
to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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:
I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE

THIS DEED IS BEING GIVEN FROM THE GRANTOR DIRECTLY TO GRANTEE AT THE
INSTRUCTION AND DIRECTION OF AMERICAN EXCHANGE SERVICES, INC.

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 \$ 62,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1291 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 18 day of January, 1996

Richard A. King
RICHARD A. KING

Mary K. King
MARY K. KING

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. January 18 1996
COUNTY OF Klamath

Personally appeared the above named _____

Richard A. King and Mary K. King

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby

Notary Public for Oregon

My commission expires 11/18/96

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

PAUL A. BARKER
1291 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601

Mountain Title Co

on this 19th day of Jan A.D. 19 96
at 3:35 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 1674
Bernetha G. Letsch County Clerk

By Douglas J. Neulander
Deputy.

Fee, \$30.00