



WARRANTY DEED

#03044443

AFTER RECORDING RETURN TO:

MICHAEL B. BARGER

P.O. Box 323
Keno, OR 97627-0323

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

FERNAND HENRY VAN DER ROEST and ELZE VAN DER ROEST,
 INDIVIDUALLY AND AS TRUSTEES OF THE 1994 FERNAND HENRY VAN DER
 ROEST AND ELZE VAN DER ROEST REVOCABLE TRUST, hereinafter
 called GRANTOR(S), convey(s) to MICHAEL B. BARGER hereinafter
 called GRANTEE(S), all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lot 16, Block 37, SIXTH ADDITION TO KLAMATH RIVER ACRES, in the
 County of Klamath, State of Oregon.

Code 96 Map 3907-25A0 TL 2500

"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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage, and will warrant and
 defend the same against all persons who may lawfully claim the
 same, except as shown above.

The true and actual consideration for this transfer is
 \$11,200.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 13th day of March, 1996.

1994 FERNAND HENRY VAN DER ROEST AND ELZE VAN DER ROEST REVOCABLE TRUST

BY: <u>Fernand Henry Van der Roest</u>	BY: <u>Elze Van der Roest</u>
FERNAND HENRY VAN DER ROEST, TRUSTEE	ELZE VAN DER ROEST, TRUSTEE
<u>Fernand Henry Van der Roest</u>	<u>Elze Van der Roest</u>
FERNAND HENRY VAN DER ROEST,	ELZE VAN DER ROEST, INDIVIDUALLY
INDIVIDUALLY	

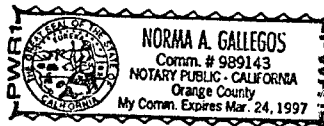
STATE OF CALIFORNIA) ss.
 COUNTY OF ORANGE)

On March 30, 1996, before me, NORMA A. GALLEGOS,
 personally appeared FERNAND HENRY VAN DER ROEST AND ELZE VAN
 DER ROEST, INDIVIDUALLY AND AS TRUSTEES OF THE 1994 FERNAND
 HENRY VAN DER ROEST AND ELZE VAN DER ROEST REVOCABLE TRUST
 personally known to me (or proved to me on the basis of
 satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the
 instrument the person(s) or the entity upon behalf of which the
 person(s) acted, executed the instrument.

Continued on next page

96 MAR 29 P 3:42

WARRANTY DEED
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WITNESS my hand and official seal.

Signature Norma A. Gallegos
My commission expires: MARCH 24, 97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 29th day
of March A.D., 19 96 at 3:42 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 8947.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Pauline M. Mendenhall