

96 MAY -3 P3:22

WARRANTY DEED

Vol. m96 Page 12745

MTC37749-KR

JAMES M. BARNES, TRUSTEE OF THE BARNES LOVING TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:
JOSEPH A. WATKINS and DE ANN C. WATKINS, 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:

The SE1/4 of the NE1/4 of the SE1/4 of Section 4, Township 41 South,
Range 10 East of the Willamette Meridian, Klamath County, Oregon. Being
a portion of Parcel 1 of LAND PARTITION #56-94.

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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 948, MERRILL, OR 97633

Dated this 1st day of May, 1996

THE BARNES LOVING TRUST

BY: James M. Barnes TRUSTEE
JAMES M. BARNES

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 1, 1996

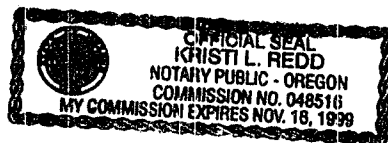
by JAMES M. BARNES

as TRUSTEE

of THE BARNES LOVING TRUST

Kristi L. Redd
Notary Public of Oregon

My commission expires 11/16/99



ESCROW NO. MT37749-KR

Return to:

JOSEPH A. WATKINS
P.O. BOX 948
MERRILL, OR 97633

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

, AmeriTitle
on this 3rd day of May A.D. 1996
at 3:22 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 12745
Bernetha G Letsch, County Clerk

By Cherry

Deputy.

Fee, \$30.00