

19079

MTC 38182-1KA

WARRANTY DEED

Vol. M96 Page 16044

STEPHEN N. BROWN and ROBERTA A. BROWN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
LARRY L. BARKER and CHERYL L. 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 25, Block 1, TRACT NO. 1083-CEDAR TRAILS, 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:
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 \$ 35,000.00.

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

Dated this 29th day of May, 19 96

[Signature]
STEPHEN N. BROWN

[Signature]
ROBERTA A. BROWN

NOTARY ACKNOWLEDGEMENT

STATE OF Hawaii SS. May 29 19 96
City of Honolulu
COUNTY OF Honolulu

Personally appeared the above named STEPHEN N. BROWN AND

ROBERTA A. BROWN

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

[Signature]
Notary Public for State of Hawaii

My commission expires 6/30/96

(seal)

ESCROW NO. MT38187-KA

Return to:
LARRY L. BARKER

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 3rd day of June A.D., 19 96
at 11:31 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 16044.
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee, \$30.00

96 JUN -3 AM 1:31