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JUL - 3 P3 48  
WARRANTY DEED

Vol. m96 Page 19928

MT38427 DS  
SANDRA HERNANDEZ, NOW KNOWN AS SANDRA L. FLANNERY

Grantor(s) hereby grant, bargain, sell and convey to:

PIERREPONT M. BARTON,

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 8 in Block 8 of FAIRVIEW ADDITION NO. 2, 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:

SUBJECT TO THAT TRUST DEED RECORDED ON AUGUST 1, 1991 IN VOLUME M91, PAGE 15121, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF BOBBY R. HARTLEY AND SANDRA K. HARTLEY AS BENEFICIARIES. THE ABOVE NAMED GRANTEE HEREBY AGREES TO ASSUME AND PAY IN FULL THE TRUST DEED DESCRIBED HEREIN.

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 \$ 36,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1511 Pleasant, Klamath Falls, OR 97601

Dated this 28 day of June, 1996.

Sandra L. Flannery  
SANDRA HERNANDEZ

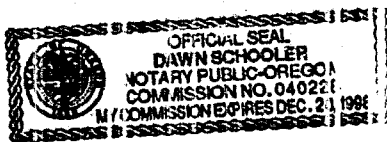
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. June 28 19 96  
COUNTY OF Klamath

Personally appeared the above named \_\_\_\_\_

Sandra Hernandez, now known as Sandra L. Flannery

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT38427-DS

Return to:

PIERREPONT M. BARTON

1511 Pleasant  
Klamath Falls, OR  
97601

STATE OF OREGON.  
County of Klamath SS.

Filed for record at request of:

Verititle  
on this 3rd day of July A.D., 19 96  
at 3:48 o'clock PM, and duly recorded  
in Vol. M96 of Deeds Page 19928.

Bernetha G. Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00