

WARRANTY DEED Vol. M96 Page 26643

MTC 39003

JOSEPH G. HARBERT and SHARON J. HARBERT, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES A. BAKER and FRANCES A. BAKER, 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 20 in Block 4 of TRACT NO. 1069, 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 \$ 17,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1993 ELKHORN DRIVE, EUGENE, OR 97408

Dated this 26th day of August, 1996.

Joseph G. Harbert
JOSEPH G. HARBERT

Sharon J. Harbert
SHARON J. HARBERT

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. August 26 19 96
COUNTY OF Lane

Personally appeared the above named Joseph G. Harbert &
Sharon J. Harbert

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Betty J. Burch

Notary Public for OregonMy commission expires April 7, 2000

ESCROW NO. SR000674CN

Return to:
JAMES A. BAKER
1993 ELKHORN DRIVE
EUGENE, OR 97408

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 28th day of August A.D., 19 96
at 2:47 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 26643

Bernetha G. Letsch County Clerk

By Kathleen Ross

Deputy.

Fee, \$30.00