



K-49849-D

STATUTORY WARRANTY DEED (Individual or Corporation)

conveys and warrants to MARIAN E. BARKER & GERALD I. BARKER, Grantor,
PHYLLIS J. BROWN

the following described real property in the County of KLAMATH and State of Oregon, Grantee,

Lot 23, Block 37, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 60,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 9th day of October 1996. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Marian E. Barker
MARIAN E. BARKER

Gerald I. Barker
GERALD I. BARKER

STATE OF OREGON, County of Multnomah)ss.
The foregoing instrument was acknowledged before me
this 9th day of October 19 96
by Gerald I. Barker

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me
this 15th day of October 19 96
by Marian E. Barker ~~XXXX~~

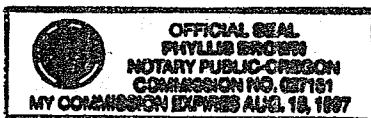
Phyllis Brown
Notary Public for Oregon
My commission expires: 8-18-97

Notary Public for Oregon
My commission expires: 12-19-96

THIS SPACE RESERVED FOR RECORDER'S USE

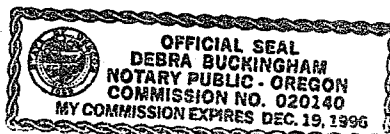
After recording return to:

PHYLLIS J. BROWN
300 SW Cervantes
Lake Oswego, Oregon 97035
NAME, ADDRESS, ZIP



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

SAME AS LISTED ABOVE



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 17th day
of October A.D., 19 96 at 10:57 o'clock A.M., and duly recorded in Vol. M96,
of Deeds on Page 32834.
Bernetha G. Letsch County Clerk
By Kathleen Kosa

FEE \$35.00