

KLAMATH COUNTY TITLE COMPANY

K-50048-D

STATUTORY WARRANTY DEED
(Individual or Corporation)Fred R. Barnes and Bebe P. Barnesconveys and warrants to Ned E. Baldwin and Lisa M. Baldwin, husband and wife

Grantor.

the following described real property in the County of Klamath and State of Oregon.

Grantee.

Lot 22 in Tract 1300 Klamath Meadows East, according to the official plat thereof on file in the office of the County Clerk, 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 \$ \$18,500.00 (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 11th day of December 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Fred R. Barnes by Ron Barnes
Fred R. Barnes

Bebe P. Barnes by Ron Barnes
Bebe P. Barnes

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 11th day of December 19 96
by Ron Barnes as Attorney in Fact
For Fred R. Barnes and Bebe P. Barnes

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Lupia B. Gler
Notary Public for Oregon
My commission expires: 12-19-96

Notary Public for Oregon
My commission expires: _____

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

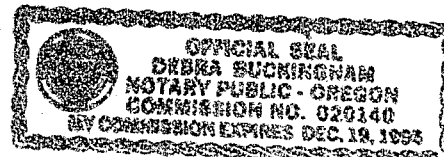
Ned E. & Lisa M. Baldwin
4434 Peck Dr.
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same As Listed Above

NAME, ADDRESS, ZIP



38516

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day
of December A.D., 19 96 at 10:02 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 38515

FEE \$35.00

Bernetha G. Letsch / County Clerk

By

Kathleen Ladd