

WARRANTY DEED

MTC 40188 KR

RUTH W. BARNES and MICHAEL J. BARNES, as tenants in common,
Grantor(s) hereby grant, bargain, sell and convey to:
CARLETON GOODERHAM, JR.,
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:

THE NORTHWESTERLY 1/2 OF LOT 1 AND THE NORTHEASTERLY 6 FEET OF LOT 2 IN
BLOCK 38 OF FIRST 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, EXCEPTING THEREFROM THE SOUTHEASTERLY 55 FEET OF
THE NORTHEASTERLY 6 FEET OF LOT 2.

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 \$ 44,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3737 GAINSBOROUGH DRIVE, CONCORD, CA 94518

Dated this 26th day of December, 1996.

Ruth W. Barnes by Michael J. Barnes

x Her Attorney-in-Fact
RUTH W. BARNES

x Michael J. Barnes
MICHAEL J. BARNES

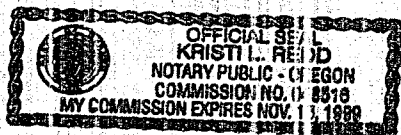
STATE OF OREGON

SS. December 26, 1996

COUNTY OF KLAMATH

Personally appeared the above named

RUTH W. BARNES and MICHAEL J. BARNES for himself and as
attorney-in-fact for Ruth W. Barnes
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT40188-KR

Return to:

CARLETON GOODERHAM, JR.
3737 GAINSBOROUGH DRIVE
CONCORD, CA 94518

Before me:

Kristi L. Reed

Notary Public for Oregon

My commission expires 11/16/99

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amarititle
on this 27th day of December A.D. 19 96
at 11:51 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 40076
Bernetha G. Letsch, County Clerk
By Kristi L. Reed

Fee, \$30.00

Deputy.

96 DEC 27 AM 1:51