

35621

MTC 40738-LW
WARRANTY DEEDVol. M97 Page 10356

CHARLES JENNING BARNES and PEGGY ELLEN BARNES, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JAN C. DAVIES and ANGELIQUE L. BREEDLOVE, with the rights of survivorship,
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 KLANATH and State of Oregon, to wit:

Lot 9, in Block 10 of TRACT NO. 1152, NORTH HILLS, 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 \$ 101,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 576 HAVENCREST COURT, KLAMATH FALLS, OR 97603

Dated this 4 day of APRIL, 1997

Charles Jennings Barnes
CHARLES JENNING BARNES

Peggy Ellen Barnes
PEGGY ELLEN BARNES

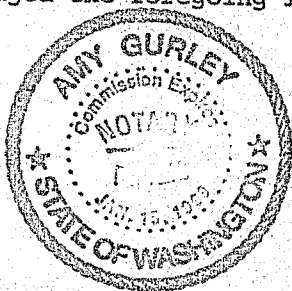
STATE OF WA

COUNTY OF Clark

SS. 4-4 19 97

Personally appeared the above named Charles Jennings Barnes
and Peggy Ellen Barnes

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Amy Gurley AMY GURLEY
Notary Public for WA

My commission expires 1-15-99

ESCROW NO. MT40738-LW

Return to:

JAN C. DAVIES
576 HAVENCREST COURT
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 8th day of April A.D., 1997
at 11:39 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 10356

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.