

44349

MTC 42339-KR  
WARRANTY DEED

Vol. M97 Page 28374

GROVER R. LARSEN and VIRGINIA M. LARSEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: ROBERT A. BARNES and ROBERT K. BARNES, 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 KLAMATH and State of Oregon, to wit:

Lot 3 in Block 1 of TRACT 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/80th interest in the following described property: The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision and North of the Williamson River.

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 \$ 9,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1424 N. SUNSET DR., TEMPE, AZ 85281

Dated this 22 day of August, 19 97

X Grover R. Larsen  
GROVER R. LARSEN

X Virginia M. Larsen  
VIRGINIA M. LARSEN

X STATE OF NEVADA

COUNTY OF Clark

ss. 22 August

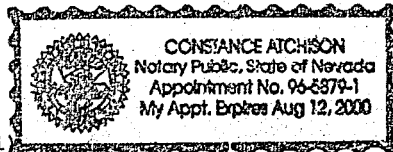
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Personally appeared the above named

GROVER R. LARSEN & VIRGINIA M. LARSEN

and acknowledged the foregoing instrument to be their voluntary act.

(seal)



Before me:

Paul R. [Signature]  
Notary Public for Nevada  
My commission expires 8-12-00

ESCROW NO. MT42339-KR

Return to:

ROBERT A. BARNES  
1424 N. SUNSET DR.  
TEMPE, AZ 85281

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle  
on this 28th day of August A.D., 1997  
at 3:47 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 28374

Bernetha G. Letsch, County Clerk

Fee.

\$30.00

Deputy.

By Kathleen Ross