

53792

MTC 43877-MS
WARRANTY DEEDVol. M98 Page 6317

FRED R. BARNES and BEBE P. BARNES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WESLEY C. RIDGLEY AND ELAINE C. RIDGLEY, TRUSTEES OF THE RIDGLEY LOVING TRUST
DATED MARY 31, 1996,
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 11 IN TRACT 1300 - KLAMATH MEADOWS EAST, 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.

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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 \$ 21,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5316 KNIGHTWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 25th day of February, 1998.

Fred R. Barnes
FRED R. BARNES

Bebe P. Barnes
BEBE P. BARNES

STATE OF California SS. February 25 19 98
COUNTY OF Santa Cruz

Personally appeared the above named Fred R. Barnes and
Bebe P. Barnes

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

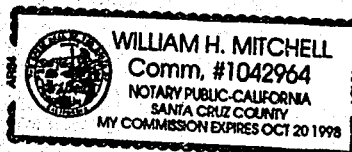
[Signature]

Notary Public for State of California
My commission expires 10-20-98

(seal)

ESCROW NO. MT43877-MS

Return to:
TRUSTEES OF THE RIDGLEY LOVING TRUST
5316 KNIGHTWOOD DRIVE
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
of February A.D., 19 98 at 3:33 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 6317

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Karlton Reed