

57023

MTC 43719-KR
WARRANTY DEEDVol. M98 Page 13732

RINA J. THORNTON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JOHN A. BARKER and DEBBY A. BARKER, as tenants by the entirety,

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 W1/2 NE1/4 and E1/2 NW1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

98 APR 24 P 3:42

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:

SUBJECT TO: Trust Deed dated July 24, 1996 and recorded August 1, 1996 in Volume M96, page 23357, Microfilm Records of Klamath County, Oregon in favor of Ernest R. Sessom and Doris C. Sessom, husband and wife or the survivor thereof, as Beneficiary. The above named Grantees DO NOT agree to assume nor pay the said Trust Deed and the above named Grantor agrees to hold the Grantees harmless therefrom.

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 \$ 70,000.00.

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

Dated this 23rd day of April, 1998.Rina J. Thornton
RINA J. THORNTONSTATE OF OREGONCOUNTY OF KLAMATHSS. April 23 19 98

Personally appeared the above named

RINA J. THORNTONand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT43719-KR

Return to:

JOHN A. BARKER
210 SOUTH D STREET
MADERA, CA 93638STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 24th day of April A.D., 1998
at 3:42 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 13732

Bernetha G. Letsch, County Clerk

By Kristi L. Redd
Fee, \$30.00 Deputy.

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