

58441

MTC 44760-KR
WARRANTY DEEDVol. M98 Page 17086

RUTH J. CHARLES,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 RAYMOND E. BARNES and MARY C. BARNES, 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:

Lot 2, EXCEPTING THEREFROM the Easterly 20 feet thereof and Lot 3,
 EXCEPTING THEREFROM the Westerly 15 feet thereof in Block 309 of DARROW
 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.

77 SUBJECT TO: all those items of record and those apparent upon the land, if
 79 any, as of the date of this deed and those shown below, if any:
 80 and the grantor will warrant and forever defend the said premises and every
 81 part and parcel thereof against the lawful claims and demands of all persons
 82 whomsoever, except those claiming under the above described encumbrances.

83 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
 84 IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
 85 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
 86 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 87 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 88 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2530 Redcliffe, Klamath Falls, OR 97601

Dated this 19th day of May, 1998

Ruth J. Charles
 RUTH J. CHARLES

* BY: Euphemia Faye Hakenwerth HER ATTORNEY-IN-FACT
 EUPHEMIA "FAYE" HAKENWERTH

STATE OF OREGON SS. May 19 19 98
 COUNTY OF KLAMATH

Personally appeared the above named _____
EUPHEMIA "FAYE" HAKENWERTH as attorney-in-fact for RUTH J. CHARLES

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

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

ESCROW NO. MT44760-KR

Return to:

RAYMOND E. BARNES

2530 Redcliffe
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
 on this 20th day of May A.D., 1998
 at 9:22 o'clock A. M. and duly recorded
 in Vol. M98 of Deeds Page 17086

Bernetha G. Letsch, County Clerk

By Kathleen Ross
 Deputy.

Fee, \$30.00