

63845

MTC 45161-MS Vol. 98 Page 28378
WARRANTY DEED

PETER N. BARNETT and KATHY A. BARNETT, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RYAN NIEHUS and EMILY NIEHUS, husband and wife,
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 in Block 8, ORIGINAL TRACT KLAMATH RIVER ACRES OF OREGON, 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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2525 BIEHN STREET, KLAMATH FALLS, OR 97601

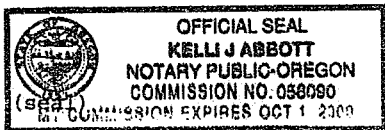
Dated this 31st day of July, 1998

Peter N. Barnett
PETER N. BARNETT

Kathy A. Barnett
KATHY A. BARNETT

STATE OF Oregon
Multnomah
COUNTY OF Multnomah SS. July 31 19 98
Personally appeared the above named Peter N. & Kathy A. Barnett

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Kelli J. Abbott
Notary Public for Oregon
My commission expires 10/1/2000

ESCROW NO. MT45161-MS

Return to:
RYAN NIEHUS
2525 BIEHN STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 3rd day of August A.D., 1998
at 3:23 o'clock P M. and duly recorded
in Vol. M98 of Deeds Page 28378

Bernetha G. Letsch, County Clerk

By Deanne M. Mendenhall
Fee, \$30.00 Deputy.