

67004

98 SEP 29 P3:45

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WARRANTY DEED
 TITLE & ESCROW, INC. ATC 0504834
 ASPEN TITLE ESCROW NO. 05048340
 AFTER RECORDING RETURN TO:

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

ROBERT W. BARNEY
 BONNIE L. BARNEY
 6618 VERDA VISTA DR.
 KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

Aspen Title & Escrow
 on this 29th day of September A.D. 1998
 at 3:45 o'clock P M. and duly recorded
 in Vol. M98 of Deeds Page 35693

Bernetha G. Letsch, County Clerk

By Kathleen Ross
 Fee, \$30.00

Deputy

RODGER T. SPEARS AND STELLA Y. SPEARS, hereinafter called
 GRANTOR(S), convey(s) to ROBERT W. BARNEY AND BONNIE L. BARNEY,
 husband and wife, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

Lot 14, Block 22, Tract 1127, NINTH ADDITION TO SUNSET VILLAGE,
 in the County of Klamath, State of Oregon.

CODE 43 MAP 3909-12DC TL 1200

"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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$160,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 24th day of September, 1998.

RODGER T. SPEARS

STELLA Y. SPEARS

STATE OF OREGON, County of Klamath)ss.

On this 24TH day of September, 1998,

Personally appeared the above named Rodger T. Spears and Stella
 Y. Spears and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me: Carol Fulk
 Notary Public for Oregon
 My Commission Expires: 3/18/00

