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MTC 46394-MS
WARRANTY DEEDVol. M98 Page 40726

WILLIAM M. JOHANN and DOROTHY JOHANN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES L. BARBEE and PENNY J. BARBEE, 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 1 IN BLOCK 32 OF TRACT 1081 - FIFTH ADDITION TO KLAMATH RIVER ACRES,
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 \$ 102,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 11685 WHISPERING PINES DRIVE, KENO, OR 97627

Dated this 4th day of November, 1998

William M. Johann
WILLIAM M. JOHANN

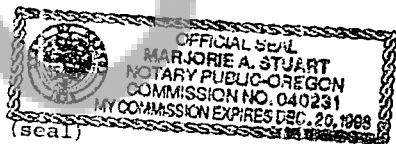
Dorothy M. Johann
DOROTHY JOHANN

STATE OF Oregon

COUNTY OF Klamath SS. November 4 1998

Personally appeared the above named William M. Johann and
Dorothy Johann

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT46394-MS

Return to:

JAMES L. BARBEE
11685 WHISPERING PINES DRIVE
KENO, OR 97627

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 6th day of November A.D., 1998
at 11:36 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 40726

Bernetha G. Letsch, County Clerk

By Kathleen Brown

Fee, \$30.00

Deputy: