

77430

99 APR -2 P3:32

MTC 47787-KC
WARRANTY DEED

Vol M99 Page 12040

EAST CASCADE PROPERTIES, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
VICTOR B. BARI and NIKKI R. BARI, 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:

Parcel 3 of Land Partition 20-96, being Lots 5 and 6 of BEVERLY HEIGHTS,
situated in the NW 1/4 NE 1/4 of Section 34, Township 38 South, Range 9
East of the Willamette Meridian, 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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3910 Coronado Way, Klamath Falls, OR 97603

Dated this 2nd day of April, 1999.

EAST CASCADE PROPERTIES, INC.

BY: Duane W. Smith PRESIDENT
DUANE W. SMITH

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on 4/2, 1999.

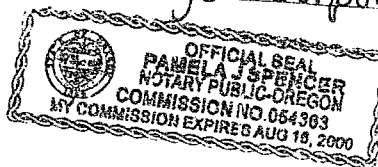
by Duane W. Smith

as President

of East Cascade Properties Inc., an Oregon Corporation

Pamela J. Spencer
Notary Public of OREGON

My commission expires 8/16/2000



ESCROW NO. MT47787-KC

Return to:

VICTOR B. BARI
3910 Coronado Way
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of April A.D., 1999 at 3:32 o'clock P.M., and duly recorded in Vol. M99 day
of Deeds on Page 12040

FEE \$30.00

Linda Smith, County Clerk

by Kathleen Rose