

MTC 49312-PS WARRANTY DEED

Vol M99 Page 41246

KERRY S. PENN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ARLENE BARNES,

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 10 in Block 1 of WHISKEY CREEK ACRES, TRACT 1162, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 357214

MAP/TAX LOT: 3612-02000-00800

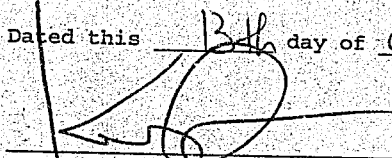
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 42,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11111 OPEN TRAIL RD., BAKERSFIELD, CA 93311-2865

Dated this 13th day of October, 1999.

KERRY S. PENN
State of Calif.County of Shasta

This instrument was acknowledged before me on Oct. 13, 1999 by KERRY S. PENN.


(Darline G. Allen)
(Notary Public)
My commission expires 8-4-03

ESCROW NO. MT49312-PS

Return to:

ARLENE BARNES

11111 OPEN TRAIL RD.

BAKERSFIELD, CA 93311-2865

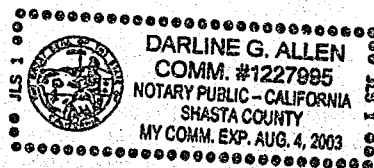


EXHIBIT "A"

41247

SUBJECT TO:

MORTGAGE in favor of United States of America, acting through the Farmers Home Administration recorded in Volume M77, page 22267, Microfilm Records of Klamath County, Oregon, which Grantee herein does not agree to assume and pay.

MORTGAGE in favor of United States of America, acting through the Farmers Home Administration recorded in Volume M85, page 10348, and re-recorded in Volume M85, page 18123, Microfilm Records of Klamath County, Oregon, which grantee herein does not agree to assume and pay.

FINANCING STATEMENT recorded in Volume M85, page 10354 and re-recorded in Volume M85, page 18128, Microfilm Records of Klamath County, Oregon, which grantee herein does not agree to assume and pay.

TRUST DEED, in favor of Nadine Gallagher recorded in Volume M99, page 40333, Microfilm Records of Klamath County, Oregon, which grantee herein does not agree to assume and pay.

State of Oregon, County of Klamath
Recorded 10/18/99, at 11:46a.m.
In Vol. M99 Page 41246
Linda Smith,
County Clerk Fee \$ 35.00