

#01034784
WARRANTY DEED

AFTER RECORDING RETURN TO:

MARGARET M. HUBER

7418 Reeder Road
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LYLE J. BARNEY and LIA A. BARNEY, husband and wife hereinafter called GRANTOR(S), convey(s) to MARGARET M. HUBER, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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." *7/11*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2) Rules, regulations and statutory powers of Klamath Irrigation District. 3) Two Easements, including the terms and provisions thereof, one was recorded June 16, 1966 in Book M-66, page 6226 and one was recorded June 18, 1981 in Book M-81, page 10968.,

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 \$4,000.00.

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 18th day of January, 1990.

[Signature]
LYLE J. BARNEY

[Signature]
LIA A. BARNEY

STATE OF OREGON, County of Klamath)ss.

January 22, 1990.

Personally appeared the above named LYLE J. BARNEY and LIA A. BARNEY and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *[Signature]*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

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EXHIBIT "A"

A tract of land located in the SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1396.34 feet North and 903.42 feet West of the Southeast corner of said Section 19; thence South, 188.48 feet to the Southeast corner of a parcel of land described in Volume 361 at Page 485 of the Deed Records of Klamath County for the true point of beginning of this description; thence West, along the South boundary of said parcel, 231.11 feet; thence South, 193.94 feet to the Southwest corner of a parcel of land described as the exception parcel in Deed Volume M-69 at Page 6055; thence North 87.09 feet East, along the South boundary of said parcel, 231.40 feet to the Southwest corner of a parcel of land described in Deed Volume M-74 at Page 15486; thence North, along the West boundary of said parcel 182.43 feet to the true point of beginning.

CODE 170 MAP 3910-19DO TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
of Jan. A.D., 19 90 at 10:49 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 1531.

Evelyn Biehn County Clerk

FEE \$33.00

By Pauline M. Mulendore