

AFTER RECORDING RETURN TO:  
RICHARD A. SMITH  
CAROL R. SMITH  
2902 Greensprings Dr.  
Klamath Falls, OR 97601

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

MARVIN E. BARRETT AND LAURALIE N. BARRETT, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to RICHARD A. SMITH AND  
CAROL R. SMITH, HUSBAND AND WIFE hereinafter called GRANTEE(S),  
all that real property situated in the County of KLAMATH, State  
of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

"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." *RAS CAS*

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) Any  
improvement located upon the insured property, which constitutes  
a mobile home as defined by Chapter 801, Oregon Revised  
Statutes, is subject to registration and taxation as therein  
provided and as provided by Chapter 308, Oregon Revised  
Statutes. 3) Easement, including the terms and provisions  
thereof: For Pole and Wire liens, Granted to: The California  
Oregon Power Company recorded on July 7, 1925 in Book 68 at page  
107. 4) Easement, including the terms and provisions thereof:  
For: Right of way, 50 feet wide for pole and wire lines;  
Granted to: The California Oregon Power Company, recorded on  
April 28, 1936 in Book 69 at page 502 (The location of said line  
is indefinite). 5) Access restrictions, including the terms and  
provisions thereof, for all existing, future, or potential  
common law or statutory abutter's easements of access between  
the right of way of the public highway and all the grantors  
remaining real property, as set forth in deed from Patricia V.  
McBee, an unmarried woman, to State of Oregon, by and through  
its State Highway Commission dated August 29, 1957, recorded  
September 3, 1957 in Book 294 at page 193. 6) Limited access in  
final judgment, State of Oregon by and through its State  
Highway Commission filed June 23, 1970 in Circuit Court Case No.  
70-5 Law in Klamath County, Oregon.

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  
\$35,000.00.

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 21st day of May, 1990.

*Marvin E. Barrett*  
MARVIN E. BARRETT

*Lauralie N. Barrett*  
LAURALIE N. BARRETT

STATE OF OREGON, County of KLAMATH)ss.

May 24, 1990

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Continued on next page

90 MAY 30 AM 11 39

10276

WARRANTY DEED  
PAGE 2

Personally appeared the above named MARVIN E. BARRETT AND LAURIE N. BARRETT and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me, Charles H. Addington  
Notary Public for OREGON  
My Commission Expires: 3-22-93

232'000'00"

THE LINE AND CORNERS) CONSIDERATION FOR THIS INSTRUMENT IS

EXHIBIT "A"

Commencing at a point on the section line common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, at the intersection with the Southwesterly right of way line of that parcel conveyed to Klamath County by deed recorded October 21, 1940, in Book 132 at Page 543 of Deed Records of Klamath County, Oregon, said point of commencement being North 00 degrees 43' West 1736.2 feet (a record distance) from an iron pipe at the 1/4 corner common to said Sections 7 and 8; thence South 51 degrees 19' 30" East along the Southwesterly line of said parcel conveyed to Klamath County a distance of 454.56 feet to a 5/8" diameter rebar with plastic cap marked "D. Barrett L.S. 1979", said rebar being the true point of beginning of the herein parcel described; thence South 61 degrees 08' 27" West a distance of 255.84 feet to a 5/8" rebar and plastic cap marked "R. Bath L.S. 1069" on the East line of that parcel of land conveyed to Marshall B. Carter and Annie Lee Carter, husband and wife, by deed dated January 3, 1947, recorded February 14, 1947 in Book 202 at Page 231, Deed Records of Klamath County, Oregon; thence South 44 degrees 50' 30" West a distance of 20.00 feet; thence North 45 degrees 09' 30" West 96.87 feet, more or less, to the Easterly right of way line of U.S. Highway Number 97; thence Northeasterly along said Easterly right of way 246.47 feet to the Southwesterly right of way line of said parcel conveyed to Klamath County by deed recorded October 21, 1940 in Book 132 at Page 543; thence South 51 degrees 19' 30" East along the Southwesterly line of said parcel conveyed to Klamath County 212.90 feet to the point of beginning.

CODE 4 MAP 3909-888 TL 1300  
CODE 4 MAP 3909-888 TL 200

SEE ATTACHED EXHIBIT "A" FOR FULL DESCRIPTION

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day of May A.D., 19 90 at 11:39 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 10275

FEE \$33.00

Evelyn Biehn County Clerk  
By Pauline Mullendore

CORRECTION  
RECORDED  
RECORDING BEING TO:

LITE & E2CROM INC

12728

WARRANTY DEED

10276