



K-42861  
**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

JAMES M. BARNES, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE BARNES  
LOVING TRUST, DATED MAY 17, 1990, AND ANY AMEDMENTS THERETO, Grantor,  
 conveys and warrants to JAMES R. BURSON AND DONA M. BURSON, husband and wife,  
 the following described real property in the County of KLAMATH and State of Oregon, Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and  
 easements of record and those apparent upon the land, contracts and/or  
 liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 33,500.00 (Here comply with the requirements of ORS 93.030\*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
 VERIFY APPROVED USES.

DATED this 10th day of January 19 91. If a corporate grantor, it has caused its name to be signed by  
 resolution of its board of directors.

X James M. Barnes  
 JAMES M. BARNES, TRUSTEE

STATE OF Arizona County of Mohave ss.  
 The foregoing instrument was acknowledged before me  
 this 10th day of Jan. 19 91  
 by James M. Barnes  
 Trustee

A. Sugamele  
 Notary Public for Oregon Arizona  
 My commission expires:

My Commission Expires May 30, 1993

After recording return to:

Mr. & Mrs. James Burson  
 16315 Cheyne Rd.  
 Klamath Falls, OR 97603  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same As Above

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

A tract of land situated in the E $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 3, T41S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at the south  $\frac{1}{4}$  corner of said Section 3; thence S89°55'10"W, along the south line of said Section 3, 1004.88 feet, more or less, to a point that is N89°55'10"E 1694.60 feet from the southwest corner of said Section 3 and being a point that is the southerly extension of an existing fence line; thence along said extension and existing fence line, which is intended to be the property line, the courses of which are as follows, N01°31'30"W 441.30 feet, N00°45'24"E 347.05 feet, N09°26'00"E 149.99 feet, N32°34'07"E 280.40 feet, N19°19'47"W 218.90 feet and N00°37'09"W 136.27 feet; thence leaving said fence line N33°22'10"W 51.63 feet to a point on the northwesterly line of that tract of land described in deed volume 216, page 233 of the Klamath County deed records; thence along the lines of said deed volume, N56°37'50"E (N56°24'E by deed) 302.35 feet, N80°06'42"E (N80°E by deed) 85.80 feet, S59°53'18"E (S60°E by deed) 85.80 feet and S33°41'18"E (S33°48'E by deed) 450.12 feet to a point on the east-west centerline of said SW $\frac{1}{4}$ ; thence S89°53'18"E 284.64 feet to the C-S 1/16 corner of said Section 3; thence S00°17'30"W 1319.89 feet to the point of beginning, containing 33.94 acres, with bearings based on the survey map of said Minor Land Partition 38-85. SUBJECT TO: a power line easement as described in deed volume 222, page 71, a 30-foot roadway easement as described in deed volume M69, page 2584 and a roadway easement as described in deed volume M78, page 4817, all in said Klamath County deed records.

RESERVING UNTO GRANTOR AN EASEMENT ACROSS a strip of land 30 feet in width for road access purposes to provide ingress and egress to and from the above described land, said strip being over and across the NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$  and SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3, said strip of land being 30 feet Southerly (to left when traversing in a Westerly direction) of, and measured at right angles to the following described line: (the intent of the following description is to describe the Northerly line of said strip):

Beginning at a point on the center line of the Merrill Pit county road, said point being on the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3, and said point being North 00°12'10" West a distance of 1178.75 feet from the  $\frac{1}{4}$ " iron pin marking the South one-fourth quarter of Section 3; thence North 67°31'40" West 361.36 feet; thence North 34°26'30" West 447.69 feet; thence North 87°23'10" West 128.14 feet; thence South 54°25'10" West 669.64 feet; thence South 60°24'00" West 645.04 feet; thence North 17°37'45" West 228.18 feet, EXCEPTING that portion within the Merrill Pit county road right-of-way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 29th day of Jan. A.D., 19 91 at 2:00 o'clock PM., and duly recorded in Vol. M91, of Deeds on Page 1810.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mulendare