

59423

## WARRANTY DEED

WARRANTY DEED  
MTC 29586-KR

Vol. m93 Page 6815

KNOW ALL MEN BY THESE PRESENTS, That  
ROBERT R. STERN and DONNA B. STERN, as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
PAUL A. BARKER and ANSELMA BARKER, husband and wife hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
 the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
 situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

in the County of KLAMATH and State of Oregon, described as follows:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed and that 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.

The total cash consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of April, 1994, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therefor, in order of its board of directors.

STATE OF OREGON.

County of Klamath ss.  
April 2, 1993

Personally appeared the above named \_\_\_\_\_  
**ROBERT R. STERN**  
 \_\_\_\_\_  
**DONNA B. STERN**  
 \_\_\_\_\_

to be their and acknowledged the foregoing instrument voluntary act and deed.

*Before me:*

Notary Public for Oregon  
My commission expires:

My Commission Expires: 11/16/70



STATE OF OREGON, County of \_\_\_\_\_)

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_  
 president and by \_\_\_\_\_

secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation

Notary Public for Oregon  
My commission expires:

~~ROBERT R. STERN and DONNA B. STERN~~  
~~RT. 2, BOX 29A~~  
~~TULELAKE, CA~~

CRANK'S NAME AND ADDRESS  
PAUL A. BARKER and ANSELMA BARKER  
1291 LAKESHORE DR.  
KLAMATH FALLS, OR 97601

ANSELMA BARKER  
1291 LAKESHORE DR.  
KLAMATH FALLS, OR 97601

PAUL A. BARKER and ANSELMA BARKER  
1291 LAKESHORE DR.  
KLAMATH FALLS, OR 97601

**STATE OF OREGON**

County of \_\_\_\_\_

I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ of a  
file/reel number \_\_\_\_\_  
Record of Deeds of said County.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

**MOUNTAIN TITLE COMPANY**

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1**

The Northerly 33 1/4 feet of TRACT 33, BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Westerly corner between Tracts 33 and 34 of said subdivision and running thence Easterly along the line between said Tracts throughout the length thereof a distance of 304.97 feet to a point; thence Southerly at right angles to said last mentioned line a distance of 33 1/4 feet to a point; thence at right angles to said last mentioned line a Westerly direction a distance of 304.97 feet, more or less, to a point on the Westerly end of said lot next to a road to a point; thence at right angles to said last mentioned line along the Westerly end of said Tract 33, a distance of 33 1/4 feet to the point of beginning.

## **PARCEL 2**

The Southerly 33 1/4 feet of TRACT 34, BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Westerly corner between Tracts 33 and 34 of said subdivision and running thence Easterly along the line between said Tracts throughout the length thereof, a distance of 304.97 feet to a point, thence Northerly along the Easterly line of said Tract 34, a distance of 33 1/4 feet to a point; thence Westerly parallel to the line between said Tracts 33 and 34, a distance of 304.97 feet, more or less, to a point on the Westerly line of said Tracts 34; thence South along said Westerly line of said Tract 34, a distance of 33 1/4 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day  
of April A.D., 19 93 at 11:24 o'clock A.M., and duly recorded in Vol. M93,  
of Deeds on Page 6815.

Evelyn Biehn County Clerk

By Daniel M. Anderson

FEE \$35.00