

07-28-94 PDS-20 RVD



WARRANTY DEED

#01041226

AFTER RECORDING RETURN TO:

MIKE D. YARNELL
19170 N. PLE VALLEY RD.
KLAMATH FALLS, OR 97603

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

WENDY JOAN FARRIER, hereinafter called GRANTOR(S), convey(s) to
MIKE D. YARNELL, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF....

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$57,000.00.

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 15 day of March, 1994.

Wendy Joan Farrier
WENDY JOAN FARRIER

STATE OF OREGON, County of Marion ss.

On this 15 day of March, 1994,

Personally appeared the above named WENDY JOAN FARRIER and
acknowledged the foregoing instrument to be her voluntary act
and deed.

Before me,
Notary Public for Oregon
My Commission Expires: April 17, 1997

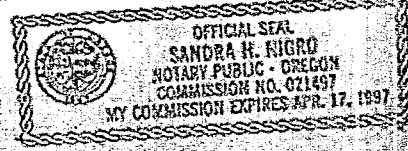


EXHIBIT 'A'

A tract of land in the N 1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 NW 1/4 of said Section 20, said corner being South 89 degrees 16' 53" West a distance of 3949.91 feet from the East quarter corner of said Section 20; thence North 00 degrees 48' 38" West 649.47 feet along the West line of the SE 1/4 NW 1/4 of said Section 20; thence North 40 degrees 24' 01" East 664.38 feet to the Southwesterly right of way line of North Poe Valley Road; thence Northwesterly along the South line of said road to its intersection with a line 200 feet distant from and parallel with the last mentioned course, said point being the true point of beginning of this description; thence South 40 degrees 24' 01" West 236.7 feet more or less along said parallel line to the Northerly right of way line of the K.V.D. "E" Canal; thence Northwesterly along said right of way line to its intersection with the South line of the NW 1/4 NW 1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW 1/4 NW 1/4; thence North 00 degrees 48' 38" West along the East line of said NW 1/4 NW 1/4 to the Southwesterly right of way of North Poe Valley Road; thence Southeasterly along said right of way to the true point of beginning.

CORD 225 (NW 1/4 NW 1/4) TL 200

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title Co the 28th day
of March A.D. 1994 at 2:29 o'clock P.M., and duly recorded in Vol. 194
of Deeds on Page 9059

BBE435-00

Notary Public

County Clerk