



84757

07-25-94P03:35 RCVD

WARRANTY DEED

Vol 94 Page 22633

ATE #03041908

AFTER RECORDING RETURN TO:

MR. &amp; MRS. ROBERT FRIEDBERGER

MR. &amp; MRS. BILL BARNETT

*626937 Rocky Point Rd  
Klamath Falls, OR 97601*

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

KATHARINE H. SLOAN, hereinafter called GRANTOR(S), convey(s) to  
ROBERT W. FRIEDBERGER and MARY JANE FRIEDBERGER, husband and  
wife, and THE BILL M. AND ETHEL E. BARNETT FAMILY TRUST, BILL M.  
BARNETT, TRUSTEE, each as to an undivided one-half interest,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE 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 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  
\$4,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

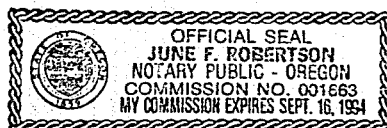
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 12th day of July 1994.

*Katharine H. Sloan*  
KATHARINE H. SLOAN

STATE OF OREGON, County of *Jackson* ss.

On July *21*, 1994, personally appeared the above named KATHARINE  
H. SLOAN and acknowledged the foregoing instrument to be her  
voluntary act and deed.

Before me: *June F. Robertson*  
Notary Public for Oregon  
My Commission Expires: *9-16-94*



## EXHIBIT "A"

22634

## PARCEL 1:

A parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3, said point being marked by an "X" on a rock; thence South 89 degrees 49' East along the North line of the SW 1/4 NE 1/4 of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42 degrees 29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35 degrees 54' West along the Easterly line of the County Road a distance of 186.60 feet to an iron pin marking the true point of beginning of this description; thence South 35 degrees 54' West along the Easterly line of the County Road a distance of 76.00 feet to an iron pin; thence South 54 degrees 06' East a distance of 100.00 feet to an iron pin; thence North 35 degrees 54' East a distance of 76.00 feet to an iron pin; thence North 54 degrees 06' West a distance of 100.00 feet to the true point of beginning of this description.

## PARCEL 2:

A parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW 1/4 NE 1/4 of said Section 3, said point being marked by an "X" on a rock; thence South 89 degrees 49' East along the North line of the SW 1/4 NE 1/4 of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42 degrees 29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35 degrees 54' West along the Easterly line of the County Road a distance of 262.60 feet to an iron pin marking the true point of beginning of this description; thence South 35 degrees 54' West along the Easterly line of the County Road a distance of 76.00 feet to an iron pin; thence South 54 degrees 06' East a distance of 100.00 feet to an iron pin; thence North 35 degrees 54' East a distance of 76.00 feet to an iron pin; thence North 54 degrees 06' West a distance of 100.00 feet to the true point of beginning of this description.

CODE 8 MAP 3606-3AC TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co  
 of July A.D., 19 94 at 3:35 o'clock P. M., and duly recorded in Vol. M94 day  
 of Deeds on Page 22633  
 FEE \$35.00  
 Evelyn Biehn  
 By [Signature] County Clerk