

KLAMATH COUNTY TITLE COMPANY

K-47306

STATUTORY WARRANTY DEED (Individual or Corporation)

Faith Christian Church, a non-profit organization

conveys and warrants to Fred R. Barnes and Bebe P. Barnes, husband and wife, Grantor

the following described real property in the County of Klamath and State of Oregon, Grantee,

See exhibit A attached

Grantors reserve herein an easement for road and utility purposes over and across the property herein described for access to Phase Two during the development of Phase One. It is grantees intention to plat the property in question and Klamath County will require that all easements be removed from the rights of way prior to dedication. If the road is dedicated as a public road such dedication shall be effective to eliminate this private easement and grantors shall execute such documents necessary to allow the termination of this easement if requested.

This property is free of liens and encumbrances, EXCEPT:

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 \$ 108,000.00 (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 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 30.930.

DATED this 20 day of December 19 94. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Faith Christian Church

By:

Earl E. Kessler

By:

Rocky D. Liskey

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 20 day of December 19 94

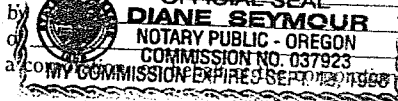
by Earl E. Kessler and Rocky D. Liskey for Faith Christian Church

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____

by _____ and _____



Notary Public for Oregon

My commission expires: September 18, 1998

Notary Public for Oregon

My commission expires:

After recording return to:

Fred Barnes
2401 Robertson Rd.
Soquel, California 95073
NAME, ADDRESS, ZIP

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

Fred Barnes
2401 Robertson Rd.
Soquel, California 95073

THIS SPACE RESERVED FOR RECORDER'S USE

Exhibit A

A parcel of land situated in the E $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at the one-quarter corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, said point being in the center of Hilyard Avenue; thence South 0°22' East along the East line of the NW $\frac{1}{4}$ of said Section 12 a distance of 979.91 feet; thence South 42°50' West a distance of 671.94 feet to a point which is the South-easterly corner of property conveyed to Dean et ux by deed recorded in Volume 304, page 592, of Klamath County Deed Records; thence North, parallel with the East line of said NW $\frac{1}{4}$ and along the East line of said property conveyed to Dean, 1065.75 feet to the North line of said property conveyed to Dean, et ux; thence South 89°52' East a distance of 30 feet; thence North 0°22' West 219.0 feet; thence South 89°52' East 126 feet; thence North 0°22' West a distance of 189 feet, more or less, to the North line of said Section 12, it being on the center line of Hilyard Avenue; thence South 89°52' East a distance of 304 feet, more or less, to the point of beginning. SAVING AND EXCEPTING any portion lying within Hilyard Avenue.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 21st day
of Dec A.D., 19 94 at 3:37 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 38473.

FEE \$35.00

Evelyn Biehn County Clerk
By *[Signature]*