



07-19-95P03:32 RCVD

K-48015
STATUTORY WARRANTY DEED
 (Individual or Corporation)

CLOYCE E. BARNES and SUE B. BARNES, TRUSTEE UNDER THE BARNES LOVING TRUST DATED NOVEMBER 29, 1990, Grantor,
 conveys and warrants to LYNN G. WESTWOOD AND WILLIAM ALSTON, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP, Grantee,
 the following described real property in the County of KLAMATH and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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 \$ 150,000.00 (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 30th day of June 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Cloyce E. Barnes, Trustee
 CLOYCE E. BARNES, TRUSTEE OF THE BARNES LOVING TRUST

Sue B. Barnes, Trustee
 SUE B. BARNES, TRUSTEE OF THE BARNES LOVING TRUST

STATE OF OREGON, County of KLAMATH)ss.

The foregoing instrument was acknowledged before me this 19th day of July 19 95 by CLOYCE E. BARNES and SUE B. BARNES TRUSTEES OF THE BARNES LOVING TRUST

Genine Johnson
 Notary Public for Oregon

My commission expires September 28, 1996

After recording return to:
 LYNN G. WESTWOOD/WILLIAM ALSTON
 P.O. Box 924
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 LYNN G. WESTWOOD/WILLIAM ALSTON
 P.O. Box 924
 Klamath Falls, OR 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

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

by _____ and _____

of _____

a corporation, on behalf of the **OFFICE SEAL**
GENINE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 013718
 Notary Public for Oregon MY COMMISSION EXPIRES SEPT. 28, 1996
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

DESCRIPTION OF PROPERTY

All of Block 1, 1A, 2, 7 and 8 of Dixon Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with vacated Wendling Street between the south line of Old Fort Road and the North line of Warring Street; the dedicated alley in Block 7; the dedicated alley in Block 1 and the dedicated alley along the North line of Block 1 between Old Fort Road and Williams Avenue.

A tract of land being in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Northeast corner of Dixon Addition to the City of Klamath Falls, and running thence West along the North boundary of said Dixon Addition, a distance of 261.37 feet to a point in the East right of way line of the Old Fort Klamath Road; thence North 46°10' East along said East right of way line a distance of 131 feet to a point; thence South 46°13' East 181.2 feet to the point of beginning.

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section; thence East along South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ 50 feet; thence North parallel to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ 300.69 feet to the Easterly right of way of Old Fort Road; thence South 46°29' West along the Easterly right of way of said road 68.95 feet to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 253.21 feet along the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day
of 19th A.D., 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 18730.

FEE \$35.00

By Bernetha G. Letsen, County Clerk