

WARRANTY DEED

MTC35725mk
MARJORIE M. CONROY,

Grantor(s) hereby grant, bargain, sell and convey to
ALAN A. BARNES and KATHRYN M. BARNES, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREIN BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 39,900.00.

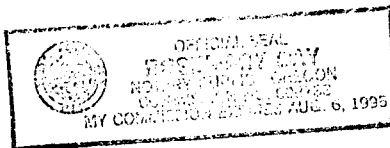
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 28 day of July, 1995

Marjorie M. Conroy
MARJORIE M. CONROY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Washington SS. July 28 19 95
Personally appeared the above named Marjorie M. Conroy
and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Rosemary Day
Notary Public for King City

My commission expires August 6, 1995

(seal)

Return to:
ALAN A. BARNES

MTC

EXHIBIT "A"
LEGAL DESCRIPTION

The S1/2 NE1/4 NE1/4 NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southeast corner of the NE1/4 NE1/4 NE1/4 of said Section 9; thence South 89 degrees 50' 44" West along the South line of said NE1/4 NE1/4 NE1/4 18.65 feet to the centerline of a 30.00 feet wide private road easement; thence North 36 degrees 36' 51" West along said private road easement centerline, 229.96 feet; thence North 46 degrees 24' 28" West along said private road easement centerline, 215.07 feet to the North line S1/2 of said NE1/4 NE1/4 NE1/4; thence North 89 degrees 47' 41" East along said North line S1/2 NE1/4 NE1/4 NE1/4, 311.28 feet to a 1/2 inch iron pin on the East line of said Section 9; thence South 00 degrees 03' 00" East along said East section line, 333.94 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day
of August A.D., 19 95 at 11:33 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 20975.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller