

## WARRANTY DEED

JULIA B. BARRY,

Grantor(s) hereby grant, bargain, sell and convey to

JAMES M. KONOPKA, AN UNMARRIED INDIVIDUAL,

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 EXHIBIT A WHICH IS MADE A PART HEREOF 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 \$ 51,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 25671 LEPARC, UNIT 5, LAKE FOREST, CA 92630

Dated this 14<sup>th</sup> day of August, 1995

x Julia B Barry  
JULIA B. BARRY

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 8/14 19 95  
COUNTY OF KlamathPersonally appeared the above named Julia B. Barry  
and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Helen M. Fink  
Notary Public for Oregon  
My commission expires 4/20/96

(seal)

Return to:

JAMES M. KONOPKA  
25671 LEPARC, UNIT 5  
LAKE FOREST, CA 92630

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

The Southerly 50 feet of the Northerly 110 feet of Lot 8, Block 55 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point on the Easterly line of said Lot 8, same being the Westerly line of 9th Street, at a point 60 feet Southerly from the most Northerly corner of said Lot 8 and running thence Southerly along the Easterly line of said Lot 8, 50 feet to the Northerly line of the alley as conveyed to the City of Klamath Falls, Oregon by deed recorded in Book 27 at page 464; thence running Westerly perpendicular to 9th Street and along the Northerly line of said alley 65 feet to the Westerly line of Lot 8; thence running Northerly along the Westerly line of said Lot 8, 50 feet; thence running Easterly perpendicular to 9th Street 65 feet to the point of beginning.

**PARCEL 2**

That portion of Lot 7, Block 55, NICHOLS ADDITION TO LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning on the Northeasterly line of Lot 7, Block 55, NICHOLS ADDITION 60 feet Southerly from the most Northerly corner of said Lot 7; thence continuing Southeasterly along the Northeasterly line of said Lot 7; 50 feet more or less to the Northerly line of the alley deeded to the City of Klamath Falls, Oregon, by Deed recorded in Volume 27, at page 464, Deed Records of Klamath County, Oregon; thence Southwesterly along the Northerly line of said alley 10 feet to a point; thence Northwesterly and parallel with the Easterly line of said Lot 7, 50 feet to a point; thence Northeasterly and parallel with the Northerly line of said alley 10 feet; more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 16th day  
of August A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 21839.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Bernetha G. Letsch