

9740

WARRANTY DEED

Vol. M85 Page 32492

MTC 35605 HF

BEVERLY R. VERHOEF and MONTIE LEE MARTS,

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

RANDALL S. BARLEEN,

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 SHALL ALSO SERVE TO EXTINGUISH THE LIFE ESTATE AS CREATED BY THE DOCUMENT RECORDED IN VOL M85, page 6109 in THE MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1607 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 22nd day of November, 1995

Beverly R. Verhoef
 BEVERLY R. VERHOEF

Montie Lee Marts
 MONTIE LEE MARTS

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIASS. November 20 19 95COUNTY OF SAN DIEGO

Personally appeared the above named Montie Lee Marts

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Mary C. Richter

Notary Public for San Diego County, CaliforniaMy commission expires 12/17/97

(seal)

Return to:

RANDALL S. BARLEEN

1607 SUMMERS LANE

KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 15 feet East and 238 feet North of the Southwest corner of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, running thence North parallel with the Section line 103.5 feet, more or less, to the center of the irrigation ditch as now constructed; thence in a Northeasterly direction following the centerline of said irrigation ditch to an iron pin marking the Westerly boundary of GARDEN TRACTS, as shown upon the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South 0 degrees 12' West along the West boundary of GARDEN TRACTS, 350.5 feet; thence South 89 degrees 53' West 193 feet to the place of beginning.

EXCEPTING THEREFROM: Beginning at a 5/8" iron rod marking the SW corner of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 0 degrees 12' East, 375.15 feet to a point; thence East 43 feet more or less to the centerline of the Enterprise Irrigation District Canal; thence North 89 degrees 53' East, 178.00 feet to a point; thence North along the Westerly boundary of Garden Tracts, a platted subdivision in Klamath County, 213.25 feet, more or less to a point on the centerline of the Enterprise Irrigation District Canal; thence Southwesterly along the centerline of said Canal to the point of beginning.

ALSO EXCEPTING THEREFROM that portion deeded to Klamath County for road purposes recorded March 5, 1971 in Volume 71 at page 1920, Microfilm Records of Klamath County, Oregon.

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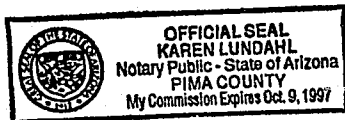
STATE OF ARIZONA)
County of Pima) ss.

This instrument was acknowledged and executed before me this 22 day of NOVEMBER, 19 95 by BEVERLY R. VERHOEF.

My Commission Expires:

OCTOBER 9, 1997

Karen Lundahl
Notary Public



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day
of November A.D., 19 95 at 3:51 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 32492.

FEE \$40.00

Bernetha G. Letsch, County Clerk
By Annette Mueller