

## KLAMATH COUNTY TITLE COMPANY

 K-50273  
 STATUTORY WARRANTY DEED  
 (Individual or Corporation)

Cloyce E. Barnes and Sue B. Barnes, Trustees under the Barnes Loving  
 Trust dated November 29, 1990, Grantor,  
 conveys and warrants to  
 Monti's Construction, Inc., Grantee,  
 the following described real property in the County of Klamath and State of Oregon.

See Exhibit "A" Attached

97 MAR 31 P3:19

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.

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 \$ 125,000.00 (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 1st day of April 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*Cloyce E. Barnes*  
 Cloyce E. Barnes, Trustee

*Sue B. Barnes*  
 Sue B. Barnes, Trustee

*Cloyce E. Barnes*

*Sue B. Barnes*

STATE OF OREGON, County of Klamath )ss.

The foregoing instrument was acknowledged before me  
 this 31st day of March 19 97  
 by Cloyce E. Barnes and Sue B. Barnes.

*Debra B. Buckingham*  
 Notary Public for Oregon  
 My commission expires: 12-19-2000

After recording return to:

Monti's Construction  
 1504 Oregon Ave.  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

Same As Listed Above

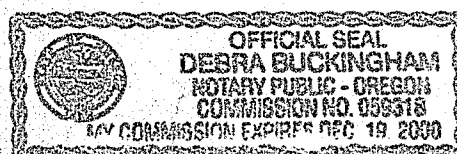
## CORPORATE ACKNOWLEDGEMENT

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 corporation.

Notary Public for Oregon  
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE



## EXHIBIT "A"

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 181 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 31st day  
of March A.D., 19 97 at 3:19 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 9291

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross