

64546

98 AUG 14 AM 12:24

MTC 45401-MS  
WARRANTY DEED

Vol 1998 Page 23980

BONI GENE COLBERT,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KRISTINE ELLEN PERRY and CHAD BARTINGTON, with the rights of survivorship,  
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 30.980.

The true and actual consideration for this conveyance is \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1004 SEAVIEW CIRCLE, PLACENTIA, CA 92670

Dated this 13th day of August, 1998

Boni Gene Colbert  
BONI GENE COLBERT

STATE OF Oregon

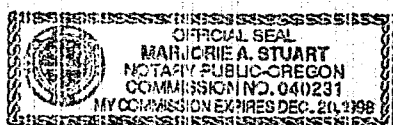
COUNTY OF Klamath

SS. August 13

19 98

Personally appeared the above named Boni Gene Colbert

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:  
Manjorie A. Stuart  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. MT45491-MS

Return to:

KRISTINE ELLEN PERRY  
1004 SEAVIEW CIRCLE  
PLACENTIA, CA 92670

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of the NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting from the Northwest corner of the NE1/4 SW1/4 Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 60.05 feet; thence South 2 degrees 36' 12" West, a distance of 485.33 feet; thence East a distance of 226.99 feet to an iron pin, the point of beginning; thence South a distance of 125 feet to an iron pin; thence East a distance of 100.97 feet to an iron pin; thence North 18 degrees 47' 58" West a distance of 132.04 feet to an iron pin; thence West a distance of 58.42 feet more or less, to the point of beginning.

ALSO

Starting from the Northwest corner of NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 60.05 feet; thence South 2 degrees 36' 12" West a distance of 610.46 feet; thence East a distance of 214.16 feet to an iron pin, the point of beginning; thence South 12 degrees 06' 40" East a distance of 91.15 feet to an iron pin; thence North 77 degrees 53' 20" East a distance of 60.90 feet to an iron pin; thence Northeasterly on the Northerly side of the County Road, along a curve left having a radius of 543 feet; a distance of 61.39 feet to an iron pin; thence North 18 degrees 47' 58" West a distance of 62.80 feet to an iron pin; thence West a distance of 119.49 feet more or less to the point of beginning.

ALSO

Starting from the Northwest corner of NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89 degrees 50' East a distance of 60.05 feet; thence South 2 degrees 36' 12" West a distance of 610.46 feet; thence East a distance of 100 feet to an iron pin, the point of beginning; thence South 22 degrees 17' 02" East a distance of 124.87 feet to an iron pin; thence Northeasterly on the Northerly side of the County Road, along a curve right having a radius of 507.47 feet, a distance of 90.11 feet to an iron pin; thence North 12 degrees 06' 40" West a distance of 91.15 feet to an iron pin; thence West, a distance of 114.16 feet more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss:

Filed for record at request of Ameri Title the 14th day  
of August A.D., 19 98 at 11:24 o'clock A M., and duly recorded in Vol. 493  
of Deeds on Page 29980

FEE \$35.00

By Bernita G. Letsch, County Clerk  
Kathleen Rosa