

2000 MAR -7 PM 3:51

MTC 50513
WARRANTY DEED

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JERRY EELLS and JULIE D. EELLS, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOSEPH B. BARTON,

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 JACKSON 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.

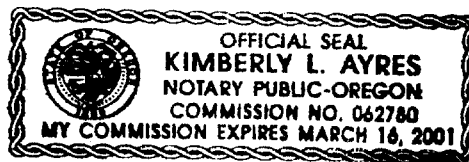
The true and actual consideration for this conveyance is 68,350.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 795 MAIN STREET, HALF MOON BAY, CA 94019

Dated this 2nd day of March, 2000.

Jerry Eells
JERRY EELLS

Julie D. Eells
JULIE D. EELLS



State of Oregon
County of JACKSON

This instrument was acknowledged before me on March 2, 2000 by JERRY EELLS &
JULIE D. EELLS.

Kimberly L. Ayres
(Notary Public for Oregon)
My commission expires _____

ESCROW NO. AP0738479

Return to:
JOSEPH B. BARTON
795 MAIN STREET
HALF MOON BAY, CA 94019

26.00
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7357

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

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

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; thence South a distance of 73.70 feet to an iron pin, the point of beginning; thence South a distance of 75 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North; a distance of 75 feet to an iron pin; thence West a distance of 148.28 feet, more or less, to the point of beginning.

PARCEL 2:

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

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; thence South a distance of 148.70 feet to an iron pin, the point of beginning; thence South a distance of 75 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North; a distance of 75 feet to an iron pin; thence West a distance of 148.28 feet, more or less, to the point of beginning.

PARCEL 3:

The W1/2 of the following described property in TRACT #28 of Pine Cone Addition:

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; to an iron pin, the point of beginning; thence South a distance of 73.70 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North a distance of 73.26 feet to an iron pin; thence North 89 degrees 50' West a distance of 148.28 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 3/07/00, at 3:51 p. m.
In Vol. M00 Page 7356
Linda Smith,
County Clerk Fee\$ 26⁰⁰

50513