

'01 JUN 26 PM3:13

mtc 53849-ms  
WARRANTY DEED

Vol M01 Page 30740

DAWN MARIE KOCH,

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

ROBIN BARSUGLIA,

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**

**3909-012BA-00300-000**

**559764**

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 **100,000.00.**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **6208 HILYARD AVENUE, KLAMATH FALLS, OR 97603**

Dated this 21st day of June, 2001

  
DAWN MARIE KOCH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 21, 2001 by DAWN MARIE KOCH.

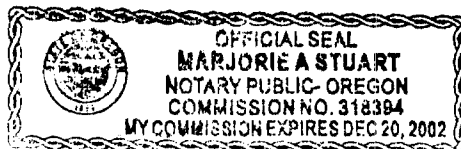
  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53849-MS

Return to:

ROBIN BARSUGLIA  
6208 HILYARD AVENUE  
KLAMATH FALLS, OR 97603



30741

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/16 corner common to Sections 1 and 12 as shown on the recorded plat of VALLEY VIEW SUBDIVISION; thence Easterly along the North line of said Section 12, 126.9 feet to the true point of beginning; thence South 00 degrees 13' East 269.4 feet to the centerline of the the Enterprise Irrigation Canal; thence Easterly and Northerly along said centerline to its intersection with the North line of said Section 12; thence Westerly 70 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion of the above described tract lying within the right of way of Hilyard Avenue.

State of Oregon, County of Klamath  
Recorded 06/26/01, at 2:13 p.m.  
In Vol. M01 Page 30740  
*Linda Smith,*  
County Clerk Fee \$ 26<sup>00</sup>