'01 AUG 10 PM1:38

After Recording Return to:
ANDREW BARNEY
22070 Tanager
Grand Terrace, CA 92313
Until a change is requested all tax statements
Shall be sent to the following address:
ANDREW BARNEY
22070 Tanager
Grand Terrace, CA 92313

M01 Page 40282

WARRANTY DEED (INDIVIDUAL)

JOSEPH H. DEAVER JR. and BILLIE L. DEAVER,, herein called grantor, convey(s) to ANDREW BARNEY, an estate in fee simple, an estate in fee simple all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION DISCLOSED AS EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN...

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$25,000.00. (here comply with the requirements of ORS 93.930)

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.

Joseph H. Dearn J.	
OSEPH H. DEAVER JR.	
Bellie L. Desver	
BILLIE L. DEAVER	
STATE OF <u>California</u> , County of <u>Lake</u>) ss.	
On August 9, 2001 personally appeared the above named Joseph H. Deaver, Jr. and Bill Deaver and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.	lie
Before me:	
The Hori	
Notary/Public for	_
My commission expires: Dec 19 200 2	

This Document is recorded at the request of: Aspen Title & Escrow, Inc. 525 Main Street Klamath Falls, OR 97601

8-9-01

Dated

Order No.: 00053406



Azk

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Lots 8 and 9 in Block 2 of WOODLAND PARK, together with an undivided 2/88th interest in the following described land, 2 parcels situated in Lots 1 and 2 Section 15, Township 34 South Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42′ 15″ East 400 feet; thence South 62.42 feet; thence South 46° 57′ 20″ West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53′ 20″ West 136.90 feet; thence North 16° 33′ Mest 60.98 feet to the West line of Section 15; thence Northerly on Laid Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South Range 7 East of the Willamette Meridian and running thence North 39° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

State of Oregon, County of Klamath
Recorded 08/10/01 at 1.38 p.m.
In Vol. M01 Page 40282

Linda Smith.
County Clerk Fee\$ 66.