

01 AUG 15 PM 3:16

MT54754-LW
WARRANTY DEED

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PAUL A. BARKER and ANSELMA BARKER, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DORENA A. COON,
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
3809-029CD-09300-000 367819

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 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 712 DOTY ST., KLAMATH FALLS, OR 97601

Dated this 14 day of August, 2001.

Paul A. Barker
PAUL A. BARKER

Anselma Barker
ANSELMA BARKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 14, 2001 by PAUL
A. BARKER AND ANSELMA BARKER



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/03

ESCROW NO. MT54754-LW

Return to:
DORENA A. COON
712 DOTY ST.
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 3 and 4 of Block 7 of FIRST ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwesternly boundary of said Lot 3, which is South 38 degrees 45' West a distance of 46 feet from the most Northerly corner of said Lot 3; thence South 51 degrees 15' East 37.8 feet, more or less, to the edge of an existing concrete sidewalk; thence South 39 degrees 13' East along the edge of said sidewalk a distance of 1 foot; thence South 51 degrees 25' East along the edge of said sidewalk 71.2 feet, more or less, to a point on the Southeasterly boundary of said Lot 3, from which the most Southerly corner of said Lot 3 bears South 38 degrees 45' West a distance of 6 feet; thence South 38 degrees 45' West a distance of 40 feet to a point which is North 38 degrees 45' East a distance of 18 feet from the most Southerly corner of said Lot 4; thence Northwesternly at right angles to Doty Street a distance of 110 feet; thence Northeasterly along the Southeasterly line of Doty Street a distance of 40 feet, more or less to the point of beginning.

State of Oregon, County of Klamath
Recorded 08/15/01, at 3:16 P m.
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Linda Smith,
County Clerk Fee 26.00