



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROBERT J. ANDERSON  
1885 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

Until a change is requested all  
tax statements shall be sent to  
the following address:

ROBERT J. ANDERSON  
1885 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

Escrow No. MT57084-MS

Title No. \_\_\_\_\_

Vol M02 Page 34808

State of Oregon, County of Klamath

Recorded 06/14/2002 11:16 a m.

Vol M02, Pg 34808-09

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

## WARRANTY DEED

ROBERT F. BARNER and EVELYN E. BARNER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROBERT J. ANDERSON

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

3808-025BB-01000-000	423287
3808-025BB-02400-000	423535
3808-025BB-02500-000	423508

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.

The true and actual consideration for this conveyance is \$ 255,000.00.

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.

Dated this 10 day of June, 2002.

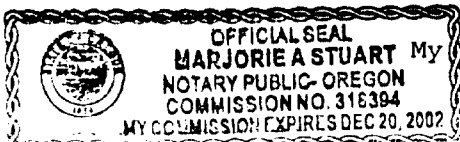
Robert F. Barner  
ROBERT F. BARNER

Evelyn E. Barner  
EVELYN E. BARNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 10, 2002 by  
ROBERT F. BARNER AND EVELYN E. BARNER.

Marjorie A Stuart  
(Notary Public for Oregon)



My commission expires 12/20/02

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EXHIBIT "A"  
LEGAL DESCRIPTION

**PARCEL 1:**

A parcel of land situate in the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the South line of said NW1/4 NW1/4 of said Section 25, said point being East a distance of 485 feet from the Southwest corner of said NW1/4 NW1/4 of said Section 25, and said point being at the Southwest corner of that tract of land described as Parcel No. 3 in Deed Volume 322, page 186, Klamath County Deed Records, thence North 03° 13' 51" West 300.4 feet to an iron pin on the Southerly boundary of Lakeshore Drive, which iron pin is immediately East of the existing fence and adjoins the same, and which said fence, and said fence if extended, lies along the first course of this description; thence Easterly along the Southerly boundary of Lakeshore Drive a distance of 114.96 feet to a one-half inch iron pin on the Southerly boundary of Lakeshore Drive; thence South 23° 37' 16" East a distance of 153.34 feet to an iron pin; thence south 70° 35' West 128.19 feet to an iron pin; thence south 05° 27' East 121.45 feet to the South line of said NW1/4 NW1/4 of said Section 25; thence West 50 feet along said South line to the point of beginning.

**PARCEL 2:**

A parcel of land situated in the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said NW1/4 NW1/4 from which the Southwest corner of said NW1/4 NW1/4 bears West, along said Southerly line NW1/4 NW1/4, 534.96 feet; thence East, along said Southerly line of the NW1/4 NW1/4, 181.49 feet to a ½ inch iron pin; thence leaving said Southerly line of the NW1/4 NW1/4 North 23° 37' 16" West, 178.44 feet to a ½ inch iron pin; thence South 70° 31' 53" West, along that certain parcel described in Deed Volume M71 at page 2800, Klamath County Deed Records, 130.43 feet to a ½ inch iron pin; thence South 06° 10' 21" East continuing along said deeded parcel, 120.72 feet to the point of beginning.

**PARCEL 3:**

A portion of the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North side of the Rock Creek Road which point is the following courses and distances from the Southwest corner of the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, to wit: East 245.90 feet (245 feet by Deed Volume M71, page 2800) North 336 feet; North 21° 48' East 56.5 feet; South 70° 33' East 57.0 feet; South 85° 24' East 123.8 feet; North 89° 47' East 30.9 feet to the said point of beginning of the property to be described; thence North 89° 47' East 30.9 feet; thence North 87° 08' East 84.20 feet to a point; thence North 10.35 feet more or less to the Upper Klamath Lake; thence Northwesterly along Upper Klamath Lake to a point bearing North 11° 00' East from the point of beginning; thence South 11° 00' West 76.26 feet to the point of beginning, with bearings based on Survey No. 544 filed in the Klamath County Engineers Office.