



MT59675-LW

THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 01/28/2003 11:10 a m.
Vol M03 Pg 05042-13
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
TIM NETTLES
2725 WIARD ST.
KLAMATH FALLS, OR 97603

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

TIM NETTLES
2725 WIARD ST.
KLAMATH FALLS, OR 97603

Escrow No. MT59675-LW

WARRANTY DEED

PAUL A. BARKER and ANSELMA BARKER, husband and wife, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TIM NETTLES and PEGGY NETTLES, husband and wife, 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

522848
884549

3909-002DC-04600-000
M99-080

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 \$42,000.00.

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.

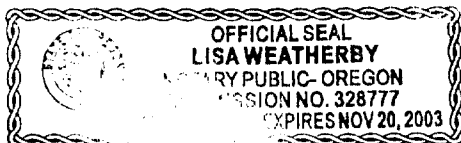
Dated this 24 day of January 2003

Paul A. Barker
PAUL A. BARKER

Anselma Barker
ANSELMA BARKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 24, 2003 by PAUL A. BARKER and ANSELMA BARKER.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/2003

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Southerly 33 1/4 feet of TRACT 34, BAILEY TRACTS, 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 the Westerly corner between Tracts 33 and 34 of said subdivision and running thence Easterly along the line between said Tracts throughout the length thereof, a distance of 304.97 feet to a point, thence Northerly along the Easterly line of said Tract 34, a distance of 33 1/4 feet to a point; thence Westerly parallel to the line between said Tracts 33 and 34, a distance of 304.97 feet, more or less, to a point on the Westerly line of said Tracts 34; thence South along said Westerly line of said Tract 34, a distance of 33 1/4 feet to the point of beginning.

PARCEL 2:

The Northerly 33 1/4 feet of TRACT 33, BAILEY TRACTS, 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 the Westerly corner between Tracts 33 and 34 of said subdivision and running thence Easterly along the line between said Tracts throughout the length thereof, a distance of 304.97 feet to a point; thence Southerly at right angles to said last mentioned line a distance of 33 1/4 feet to a point; thence at right angles to said last mentioned line a Westerly direction a distance of 304.97 feet, more or less, to a point on the Westerly end of said lot next to a road to a point; thence at right angles to said last mentioned line along the Westerly end of said Tract 33, a distance of 33 1/4 feet to the point of beginning.