



MT 60529-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

THOMAS A. LUNA

5240 BRISTOL AVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 05/08/2003 11:03 a.m.

Vol M03 Pg 30730-31

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

THOMAS A. LUNA

5240 BRISTOL AVE

KLAMATH FALLS, OR 97603

Escrow No. MT60529-LW

WARRANTY DEED

'03 MAY 8 AM 11:03

PAUL A. BARKER and ANSELMA BARKER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:

THOMAS A. LUNA and BEATRICE G. LUNA, as tenants by the entirety, 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:

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the Northeast one-quarter of Section 13, Township 39 South, Range 8 East, Willamette Meridian, and being a portion of vacated "WEST KLAMATH" Subdivision to Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1" iron pipe marking the East one-quarter corner of Section 13; (1) thence S 89° 48' 07" W-293.70 feet, along the East-West centerline of Section 13, to a 5/8" rebar on the Northeasterly line of Lot 7 of Block 35; (2) thence N 16° 58' 46" W-342.87 feet, along the Northeasterly line of Lots 1, 2, 3, 4, 5, 6, and 7 of Block 35, to a 5/8" rebar at the Northeast corner of Lot 1 of Block 35; (3) thence South 73° 01' 12" W-110.00 feet, along the Northwesterly line of said Lot 1, to a 5/8" rebar at the Northwesterly corner of said Lot 1; (4) thence North 16° 58' 46" W-60.00 feet to a 1/2" rebar at the Southwesterly corner of Lot 6 of Block 36; (5) thence South 73° 01' 56" W-30.00 feet to a 1/2" rebar on the centerline of First Street; (6) thence North 16° 56' 45" W-199.77 feet, along the centerline of said First Street, to a 1/2" rebar at the intersection of the Lot line common to Lots 14 and 15 of Block 31 extended; (7) thence South 72° 56' 28" W-150.26 feet, along the said line and along the Lot line common to Lots 14 and 15 and extending to a 1/2" rebar on the centerline of the alley of Block 31; (8) thence North 17° 00' 43" W-200.21 feet, along the centerline of said alley, to a 1/2" rebar; (9) thence North 89° 18' 18" E-801.13 feet to a 1/2" rebar on the East line of Section 13; (10) thence South 00° 23' 00" E-691.62 feet, along the said Section line, to the place of beginning.

495805

3908-013AD-02100-000

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 \$35,000.00.

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.

26.6M

Dated this 14 day of April, 2003.

30731

Paul A. Barker
PAUL A. BARKER

Anselma Barker
ANSELMA BARKER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 14, 2003 by PAUL A. BARKER and ANSELMA BARKER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

