



After recording return to:

Henry K. Barnett and Halina Barnett

~~22122 Highway 39~~ PO Box 486

~~Merrill, OR 97633~~ K. Faus, OR 97601

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

Henry K. Barnett and Halina Barnett

~~22122 Highway 39~~ SAME

~~Merrill, OR 97633~~

File No.: 7021-619428 (SAC)

Date: July 18, 2005

TH State of Oregon, County of Klamath
Recorded 07/22/05 11:54 a m
Vol M05 Pg 56511-13
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Carl E. Croy and Davida Croy, Grantor, conveys and warrants to **Henry K. Barnett and Halina Barnett as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable..
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$335,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 20 day of July, 2005.

56512

APN: 891132

Statutory Warranty Deed
- continued

File No.: 7021-619428 (SAC)
Date: 07/18/2005

Carl E. Croy
Carl E. Croy

Dauida Croy
Dauida Croy

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this

22 day of July, 2005
Stacy Collins

Notary Public for Oregon

My commission expires: 8/2/07



APN: **891132**Statutory Warranty Deed
- continuedFile No.: **7021-619428 (SAC)**
Date: **07/18/2005****EXHIBIT A****LEGAL DESCRIPTION:**

that lays Northerly of the Southern Pacific Railroad right of way in Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath State of Oregon, Excepting therefrom that portion of the NE 1/4 NE 1/4 which lies within the Dalles-California Highway.

Also excepting a right of way deeded to the Central Pacific Railway Company by deed recorded in Book 85 on page 434, over and across Lot 7, Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

Parcel Two: Government Lots 8, 9 and that portion of Government Lot 7 lying South of and adjacent to Southern Pacific Railroad right of way in Section 12, Township 41 South, Range 10 East of the Willamette Meridian in the County of Klamath, State of Oregon.

Also a portion of Lot 11, Section 7, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the quarter section Parcel One: The NE 1/4 NE 1/4 and that portion of Government Lot 7 corner on the West boundary of Section 7; thence due East 660 feet; thence due South 133 feet to the left or North bank of Lost River; thence following the meander line of said river up stream to its intersection with the West boundary of Section 7; thence North following said West boundary line to the Point of Beginning.