

MTC 75769-SH

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13865

Klamath County, Oregon

07/10/2006 03:17:00 PM

Pages 2 Fee: \$26.00

After recording return to:

Rick Barnett

PO Box 1014

Chiloquin, OR 97624

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

Rick Barnett

PO Box 1014

Chiloquin, OR 97624

Escrow No. MT75769-SH

Title No. 0075769

SWD

STATUTORY WARRANTY DEED

Trudi D. Evans, Grantor(s) hereby convey and warrant to **Rick Barnett**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

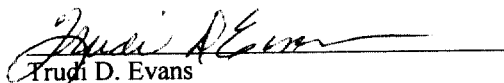
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$190,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

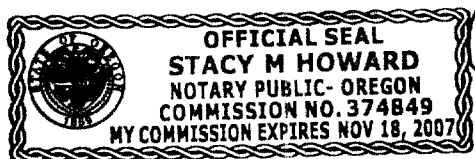
Dated this 7 day of July, 2006

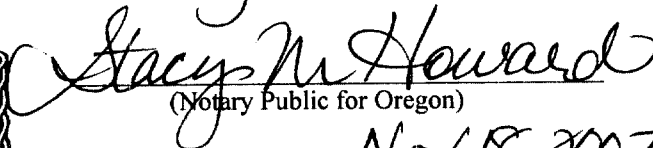

Trudi D. Evans

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 7, 2006 by Trudi D. Evans.




(Notary Public for Oregon)

My commission expires Nov 18, 2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point, on the West line of said Section 21, from which an aluminum survey cap marking the section corner common to Sections 20, 21, 28, and 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears South 0° 15' 47" East 1005.37 feet; thence along the centerline of a 20 foot wide road easement the following courses and distances: 1) North 82° 24' 23" East 161.50 feet; 2) North 55° 04' 31" East 501.99 feet; 3) North 49° 46' 20" East 108.36 feet; 4) North 38° 36' 01" East 66.71 feet; 5) North 40° 46' 40" West 32.49 feet to a point on the centerline of the U.S.B.R. No. 5 Drain; thence leaving said easement centerline and continuing along said No. 5 Drain the following courses and distances: 1) North 53° 44' 39" East 44.23 feet; 2) North 86° 20' 21" East 426.98 feet; 3) North 32° 05' 57" East 46.23 feet; 4) North 01° 16' 58" East 154.64 feet; 5) North 37° 38' 55" West 325.72 feet; 6) North 11° 06' 48" East 250.00 feet; 7) North 25° 36' 48" East 160.00 feet; 8) North 12° 53' 12" West 130 feet, more or less to the confluence of Lost River; thence upstream along the right bank of said Lot River to a point on the West line of said Section 21; thence along said West line of Section 21 South 0° 15' 47" East 1620 feet, more or less, to the point of beginning.

SAVE AND EXCEPT that portion lying within the U.S.B.R. No. 5 Drain,

TOGETHER WITH a non-exclusive 30 foot wide road easement, for ingress and egress over and across the following described centerline; beginning at the intersection of the Northeasterly right-of-way line of State Highway No. 39 (Merrill Highway) and the West line of said Section 28; thence Northerly along said West line of Section 28 to an aluminum survey cap marking the section corner common to said Sections 20, 21, 28, and 29; thence along the East line of said Section 20, North 0° 15' 47" West 1005.37 feet to a point on the centerline of a 20 foot wide road easement, said point being the Southwest corner of Parcel No. 3 of Minor Land Partition No. 34-82; thence along said 20 foot wide road easement centerline North 82° 24' 23" East 161.50 feet; thence continuing along said centerline North 55° 04' 31" East 20.01 feet to a common point of the above described Parcel No. 2 of Minor Land Partition No. 34-82.

GRANTOR, THEIR HEIRS, SUCCESSORS AND ASSIGNS, RESERVES AN EASEMENT ON TWP 40, RNGE 10, BLOCK SEC 21, TRACT POR ACRES 28 FOR INGRESS AND EGRESS TO ACCESS SERVICE, MAINTAIN AND UTILIZE GRANTORS IRRIGATION PUMP LOCATED IN USBR DRAIN 5.

Tax Account No: 4010-02100-00900-000

Key No: 787492