

WTC 83993-DS

2009-000316

Klamath County, Oregon

THIS SPACE RE



00058579200900003160020027

01/12/2009 01:53:55 PM

Fee: \$26.00

After recording return to:

RANDY D. BARKER

9213 Reeder Rd.

Klamath Falls, OR 97603

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

RANDY D. BARKER

9213 Reeder Rd.

Klamath Falls, OR 97603

Escrow No. MT83993-DS

Title No. 0083993

SWD

STATUTORY WARRANTY DEED

WILLIAM E. DEBUDGE and JANIS MARIE DEBUDGE, as tenants by the entirety, Grantor(s) hereby convey and warrant to RANDY D. BARKER and ELLEN A. BARKER, as tenants by the entirety, 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:

A parcel of land situated in Lot 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point, being the intersection of the Westerly line of Section 29 and the Northerly right of way line of the U.S.B.R.S. Lost River Diversion Channel, from which the Section corner common to Sections 29, 30, 31 and 32 bears South 00°18'51" West 451.86 feet; thence North 00°18'51" East 280.24 feet along said Westerly line; thence North 83°12'40" East 30.19 feet, leaving said Westerly line to a 1/2 inch iron rod; thence North 83°12'40" East 408.32 feet to a 1/2 inch iron rod; thence South 05°23'49" East 210.09 feet to a 1/2 inch iron rod on said Northerly line; thence along said Northerly line as follows:

Along the arc of a curve to the left 111.26 feet (central angle 3°44'41" radius 1702.30 feet, chord bears South 76°22'11" West 111.24 feet) to a 1/2 inch iron rod; thence South 74°29'51" West 330.61 feet to a 1/2 inch iron rod; thence South 74°29'51" West 31.18 feet to tee point of beginning.

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:

The true and actual consideration for this conveyance is **\$170,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

26 Amt

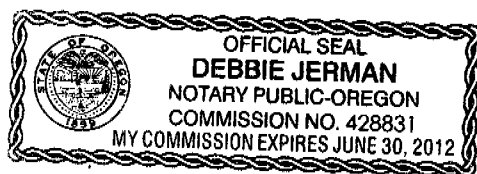
Dated this 8 day of Jan., 09.

X William E. DeBudge
WILLIAM E. DEBUDGE

X Janis Marie DeBudge
JANIS MARIE DEBUDGE

State of Oregon
County of Malheur

This instrument was acknowledged before me on Jan. 8 th, 2009 by WILLIAM E. DEBUDGE and JANIS MARIE DEBUDGE.



Debbie Jerman
(Notary Public for Oregon)

My commission expires 6-30-12