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DEC 29 11 24 AM 197

WARRANTY DEED

28-1965-
KNOW ALL MEN BY THESE PRESENTS, That RICHARD T. BARRY and SUE E. BARRY, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by JAMES G. BAXTER and DOROTHY M. BAXTER, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

24 The Easterly $\frac{1}{2}$ of Lot 8 and the Easterly $\frac{1}{2}$ of the Northerly 12.5 feet of Lot 7 in Block 25 of TOWN OF MERRILL, Klamath County, Oregon;

SUBJECT TO: (1) Liens of the City of Merrill, if any; (2) Reservations and restrictions, including the terms and provisions thereof, as set out in that certain deed from A. G. Silva, et ux, to James Merrilees and Edna Marie Merrilees, husband and wife, dated May 28, 1948, recorded June 7, 1948, in Volume 221, page 295, Deed Records of Klamath County, Oregon, as follows: "reserving to grantors an easement for sewer pipe line extending East and West across said land as now located, which is approximately 17 feet from the Northerly line of said Lot 8, with the right to repair, maintain and replace said sewer pipe line, this easement to be perpetual and to run with the land;" and (3) Trust Deed, including the terms and provisions thereof, dated November 29, 1967, recorded November 30, 1967 at 11:38 A.M., in M-67 at page 9237, executed by Richard T. Barry and Sue E. Barry, husband and wife, to Transamerica Title Insurance Company, trustee for Beneficiary, First National Bank of Oregon, Merrill Branch.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all

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encumbrances, except those above stated, and that Grantors will warrant and forever defend the above granted 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 paid for this transfer, stated in terms of dollars, is \$13,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 27th day of December, 1971.

Richard T. Barry
Richard T. Barry
Sue E. Barry
Sue E. Barry

STATE OF OREGON)
County of Klamath) ss

December 27, 1971.

Personally appeared the above named Richard T. Barry and Sue E. Barry, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wilbur O. Buckner
Notary Public for Oregon
My comm. expires Oct. 29, 1975

STATE OF OREGON, {
County of Klamath {

Filed for record at request of

Transamerica Title Ins. Co.

on this 29th day of December A.D. 1971

at 11:04 o'clock PM, and duly
certified in Vol. M71 of Deeds

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Wm D. MILNE, County Clerk

By *Deputy* Deputy

Fee \$3.00

Wilbur O. Buckner
Merrill, Ore