

1967/50

28-2763

KNOW ALL MEN BY THESE PRESENTS, That HOMER KOERTJE and FRANCES KOERTJE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GILBERT E. BARKES and MOLLYE A. BARKES, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in Lots 13 and 14 HOMEDALE SUBDIVISION, Klamath County, Oregon, described as follows: Beginning at an iron axle marking the most Easterly corner of Lot 14 of said subdivision and being on the Southwesterly boundary of Walton Drive; thence North 43°21'40" W 169 feet to the true point of beginning; thence S 46°22'20" W 90 feet; N 43°21'40" W 178 feet; thence N 46°22'20" E 90 feet to the West line of Walton Drive; thence S 43°21'40" E along said West line 178 feet to the point of beginning. ALSO known as Lot 1 in Block 1 KOERTJE KOURT.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District and South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth, and, Mortgage, including the terms and provisions thereof, dated May 26, 1971, recorded May 28, 1971 in M-71 at page 5094, given to secure the payment of \$45,800.00 with interest thereon and such future advances as may be provided therein, executed by Homer Koertje and Frances Koertje, husband and wife to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, which said Mortgage GRANTEES herein assume and agree to pay according to the terms thereof and hold Grantors harmless therefrom,

and that

grantor 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 \$ 61,000.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 20 day of June, 1972.

Homer Koertje
Frances Koertje

STATE OF OREGON, County of Klamath, ss. June 20, 1972
Personally appeared the above named HOMER KOERTJE and FRANCES KOERTJE, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Calvin P. Dayton
Notary Public for Oregon
My commission expires 11/14/73

NOTE: The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Homer Koertje et ux

TO

Gilbert E. Barkes et ux

AFTER RECORDING RETURN TO

Cal Dayton
131 S. 6th
City

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$2.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 21st day of JUNE, 1972, at 3:25 o'clock P.M., and recorded in book M 72 on page 6715.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel Drayton Deputy