

A-25349

96970

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DOROTHY B. MARROW

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PHIL F. BARRY AND MARY G. BARRY, 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:

Lots 2 and 3 in Block 1 of JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to: Interest of Weyerhaeuser Timber Company in Railway right of way over Tribal Lands in Section 34, Township 35 South, Range 10, EMM, which right of way is not of record but disclosed by instrument recorded March 7, 1949, in Book 229 page 317, Deed records; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Juniper Acres; Easements and rights of way of record or 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

and that grantor will warrant and forever defend the said 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 \$ 9,024.00

~~However, if the actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,024.00, the whole or part of the consideration paid for this transfer, stated in terms of dollars, is \$ 9,024.00~~ (indicate which). (The sentence between the symbols <sup>®</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of January, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

January 13, 1975

Personally appeared the above named  
Dorothy B. Marrow

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 8-5-75

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_

\_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24 day of Jan, 1975, at 3:15 o'clock P.M., and recorded in book M-75 on page 1100 or as file/reel number 96920

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By \_\_\_\_\_ Deputy

2:00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phil F. Barry et ux  
3322 LaVerne Street  
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

Phil F. Barry  
3322 Laverne St.  
Klamath Falls, OR

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE