

WARRANTY DEED

4868

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR DEAN BARKER and COLLEEN A. BARKER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL L. MEARS and LORETTA MEARS, husband and wife, 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:

Lot 42, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable. 2. Regulations of South Suburban Sanitary District. 3. Regulations of Klamath Irrigation District. 4. Building set back line 15 feet from Sturdivant Avenue as shown on dedicated plat. 5. Utility and proposed irrigation ditch as shown on dedicated plat. 6. Reservations, restrictions and easements in plat dedication. 7. Covenants, conditions and restrictions imposed by instrument recorded July 28, 1958 in Volume 301, page 380, and March 19, 1959, in Volume 310, page 638, Klamath County Deed Records. 8. Mortgage in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, recorded December 20, 1972, in Volume M-72 at page 14641, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above,

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 \$ 32,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, 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 15 day of September, 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
September 15, 1975

Personally appeared the above named Arthur Dean Barker and Colleen M. Barker,

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

Before me, Judy B. Pabel
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-12-77

STATE OF OREGON, County of Klamath, 1975 ss.

Personally appeared _____, 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.

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 15 day of Sept., 1975, at 1:57 o'clock P.M., and recorded in book M 75 on page 10940 or as file/reel number 4868, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By _____ Recording Officer
Deputy

3.00

Arthur Dean & Colleen M. Barker
5131 Sturdivant
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Carl L. & Loretta Mears
6621 Moyina Way
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
grantees

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

And
filed

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