

11-74

23147

WARRANTY DEED

Vol. 76 Page 20335

KNOW ALL MEN BY THESE PRESENTS, That LOUIS K. BYE and DOROTHY BYE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by, JAMES W. BARRETT, 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:

Parcel I

The Southerly 80 feet of Lots 3 and 4, Block 65, Buena Vista Addition to the City of Klamath Falls, Oregon; SAVE AND EXCEPT a strip of one foot in width off the Easterly end of said premises, heretofore conveyed by the Klamath Development Co., to the City of Klamath Falls, Oregon, for street purposes, by Deed recorded in Volume 46, page 155 of Deed Records.

Parcel II

Lots 5 and 6, Block 65, Buena Vista Addition to the City of Klamath Falls, Oregon.

(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: Right of way to California Oregon Power Company, a California corporation, recorded June 20, 1960 in Deed Volume 322 at page 139,

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 \$ 15,200.00. 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 91.030.)

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 14 day of December, 1976, 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, WASHINGTON

County of King

December 14, 1976

Personally appeared the above named: Louis K. Bye and Dorothy Bye

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

(OFFICIAL SEAL)

Notary Public for Oregon Washington
My commission expires May 10, 1980

STATE OF OREGON, County of

Personally appeared

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 20th day of DECEMBER, 1976, at 4:10 o'clock p.m. and recorded in book 76 on page 20335 or as file/real number 23147.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

N.M.D. HLINE
Recording Officer

FEE \$ 3.00 By Hazel Craig Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James W. Barrett

NAME, ADDRESS, ZIP

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

James W. Barrett

NAME, ADDRESS, ZIP