

23148

WARRANTY DEED

Val M76
JAMES W. BARRETT Page 20336

KNOW ALL MEN BY THESE PRESENTS, That

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

BATSSELL BROS. OIL CO., a partnership

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

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 \$ 23,500.00
 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 15th 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)

James W. Barrett

STATE OF OREGON, } ss.
 County of Klamath
 December 15, 1976

STATE OF OREGON, County of } ss.
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Personally appeared

Personally appeared the above named
 James W. Barrett

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

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

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 8-12-77

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

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 M76, on page 20336 or as file/resl number 23148.

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

WARD E. MILNE

Recording Officer

By [Signature] Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

Batsell Bros Oil Co.

2500 S 6th St

Klamath Falls, OR

NAME ADDRESS ZIP

[Signature]

NAME ADDRESS ZIP