

28328

WARRANTY DEED

Vol. 11 Page 6649

KNOW ALL MEN BY THESE PRESENTS, That KEVIN CRAIG BARKLEY, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD L. ROWELL and ALICE VIRGINIA ROWELL, husband and wife as joint tenants, 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:
Lot 38, Block 97, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, Klamath County, 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 \$ 1,431.70

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 23 day of February, 1977; 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)

OFFICIAL SEAL
D. SOTIROS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires July 23, 1979

Kevin Craig Barkley

STATE OF CALIFORNIA, County of San Diego

Feb 23, 1977

STATE OF OREGON, County of ss.

Personally appeared

Personally appeared the above named Kevin Craig Barkley

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)

D. Sotiros

Notary Public for California

My commission expires: 7-23-79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Kevin Craig Barkley

P. O. Box 1

Pine Valley, California 92062

GRANTOR'S NAME AND ADDRESS

Leonard L. Rowell and Alice Virginia Rowell

5249 Mount Alifan Drive

San Diego, California 92111

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leonard L. Rowell and Alice Virginia Rowell

5249 Mount Alifan Drive

San Diego, California 92111

NAME, ADDRESS, ZIP

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

Leonard L. Rowell and Alice Virginia Rowell

5249 Mount Alifan Drive

San Diego, California 92117

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of APRIL, 1977, at 8:30 o'clock AM, and recorded in book M77 on page 6649 or as file/reel number 28328, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

FEE \$ 3.00 By Hazel Drage Deputy