

28738

WARRANTY DEED

Vol. M77 page 7202

KNOW ALL MEN BY THESE PRESENTS, That JAMES N. BARNEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. FISHER, 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:

The Southerly 48 feet of Lot 18 and the Northerly 32 feet of Lot 19 in Block 3 of SHADOW HILLS No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions in the dedication and on the plat of Tract No. 1031 Shadow Hills Subdivision No. 1.
2. Regulations of Enterprise Irrigation District.
3. Restrictions as shown on recorded plat of Shadow Hills No. 1.
4. Utility easements as delineated on the recorded plat along the rear 8 feet of subject property.
5. Easement created by instrument recorded December 21, 1962 in Book 342, page 155, Deed Records of Klamath County, Oregon.
6. Trust Deed in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded in Volume M73, page 14816, which the grantee herein agrees to assume and pay.

(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 apparent upon the land,

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 \$34,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 26 day of April, 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)

James N. Barney

STATE OF OREGON,

County of Klamath

April 26, 1977

Personally appeared the above named

James N. Barney

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

and

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 ss.

I certify that the within instrument was received for record on the 27th day of APRIL, 1977, at 3:34 o'clock PM., and recorded in book M 77 on page 7202 or as file/reel number 28738, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Draz Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles A. Fisher

403 Main Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First Federal Savings

540 Main Street

Klamath Falls, Oregon

NAME, ADDRESS, ZIP