

3256

WARRANTY DEED

11970

KNOW ALL MEN BY THESE PRESENTS, That Warren W. Wood and Linda A. Barnhart

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles C. Haren 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 North 160 feet of Lot 42 of ELMWOOD PARK, saving and excepting therefrom the East 20 feet for roadway purposes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. All contracts and agreements with the United States of America and the Klamath Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith.
2. Reservations contained in the dedication of Elmwood Park.
3. Right of way conveyed by Fred Peterson et al to The California Oregon Power Company, a corporation, dated November 15, 1940, recorded April 15, 1941, on page 580 of Volume 136 Deeds, records of Klamath County, Oregon.

(for continuation of this deed see reverse side of this document)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$24,000.00

However, the actual consideration of the above property is not stated or shown in this deed, but is stated in the consideration clause 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 1st day of June 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)

Warren W. Wood
Warren W. Wood

Linda A. Barnhart
Linda A. Barnhart

STATE OF OREGON, }
County of Klamath } ss.

STATE OF OREGON, County of } ss.

June 1, 1977

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

Personally appeared the above named
Warren W. Wood and Linda A. Barnhart

and acknowledged the foregoing instrument as their voluntary act and deed.

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-5-78

Notary Public for Oregon

My commission expires:

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 1977, at o'clock M., and recorded in book on page or as file/reel number

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

Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
RELO - P.O. Box 1936
Klamath Falls, OR 97601

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

Charles C. Haren
5200 S. Lane
Klamath Falls, OR 97601

11971

4. Agreement, including the terms and provisions thereof, by and between Everett R. Dennis and Frances Dennis, husband and wife, and Warren W. Wood and Babe R. Wood, husband and wife, et al, dated June 1, 1950, recorded July 11, 1950, on page 150 of Volume 240 Deeds, records of Klamath County, Oregon.

OF Klamath County, Oregon, ss.

for record ~~XXXXXX~~

the 7th day of July, A. D. 1977, at 11:01 o'clock A. M.

was recorded in Vol. M 77, of Deeds, on Page 1970

Fee \$ 6.00

Wm D. MILNE, County Cl
By *Pat McCullough*