

1967/8

36005

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KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE E. BARKER and EVA P. BARKER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDRICK A. BEHR

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 4 in Block 8, FAIRVIEW ADDITION to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: 1972-73 real property taxes which are now a lien but not yet payable; Trust Deed, including the terms and provisions thereof, dated 1/29/63, recorded 2/19/63, in Book 215 at page 537, Deed Records, which said Trust Deed Grantor herein assumes and agrees to pay and hold Grantee harmless therefrom; Contract of Sale wherein C.A. Hatfield & Imo Hatfield are Vendors, and Grantors herein are Vendees, which said Contract Grantor herein agrees to pay according to the terms thereof, and hold Grantee harmless therefrom; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 10,000.00.
 Whereof the said consideration is paid in cash and the balance is to be paid by the grantor to the grantee in installments as follows:

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 5 day of July, 1972.

Eva P. Barker
Attorney in Fact for Lawrence E. Barker
Barker Eva P. Barker

STATE OF OREGON, County of Klamath) ss. July 5, 1972
Personally appeared the above named Eva P. Barker, individually and as attorney in fact for Lawrence E. Barker and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL
PENNEY
Notary Public for Oregon
My commission expires 1-20-76

Before me: Linda L. Penney
Notary Public for Oregon
My commission expires 1-20-76

(Don't use this space; reserved for recording label in counties where used.)

WARRANTY DEED

Lawrence E. Barker et ux

TO
Fredrick Behr

AFTER RECORDING RETURN TO

MLC

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of September, 1977, at 1:02 o'clock P.M., and recorded in book M77 on page 17578 of Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

By Bernetha H. Smith Deputy

Fee \$3.00