

37980

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MARY JANE BERRY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. BARNES and ALLISON GARRIOTT, as tenants in common, 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 SE 1/4 of NW 1/4 and NE 1/4 of SW 1/4, Section 1, Township 34 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: All real property taxes and assessments; terms and provisions of Land Status Report dated 8/14/58 recorded 8/15/58 in Volume 302, page 139, Deed Records of Klamath County, Oregon; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

The Grantor herein conveying an undivided 1/3 interest in an undivided 2/56 interest, in said real property.

(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 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 \$ 450.00. 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 93-090.)

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 15 day of September, 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)

Mary Jane Berry

STATE OF OREGON, } ss.
County of Klamath }
September 15, 1977

Personally appeared the above named Mary Jane Berry

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

Before me, *Donna K. Priddy*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-26-77

STATE OF OREGON, County of } ss.
September 15, 1977

Personally appeared _____ 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 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:

Mary Jane Berry

GRANTOR'S NAME AND ADDRESS

James M. Barnes and Allison Garriott

GRANTEE'S NAME AND ADDRESS

After recording return to:
Prentiss K. Puckett, P.C.
136 N. 3rd Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

James M. Barnes
Route 2, Box 738
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 26th day of October, 1977, at 4:25 o'clock P.M., and recorded in book M77 on page 20578 or as file/reel number 37980, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Donna K. Priddy* Recording Officer
Deputy

Fee \$3.00

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ck
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