

1-1-74

43961

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97224

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KNOW ALL MEN BY THESE PRESENTS, That JAMES M. BARNES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM L. GARRIOTT and ALLISON GARRIOTT, husband and wife,

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:

An undivided one-half interest in and to: The SW 1/4 NW 1/4, S 1/2 SE 1/4 NW 1/4, NE 1/4 SW 1/4, and the W 1/2 S 1/2 SW 1/4 NE 1/4, Section 4, Township 41 South, Range 10 E.W.M., Klamath County, Oregon.

RESERVING unto Grantor the use of the existing graveled road located upon, over and across the above described real property, provided Grantors shall at all times contribute to the maintenance thereof commensurate with their use of said road.

SUBJECT TO: All future real property taxes and assessments, reservations, restrictions, easements and rights of way of record, and those apparent on the land.

This conveyance represents a division and exchange of lands owned by the parties hereto, compromising approximately 110 acres.

(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

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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1 day of March, 1978; 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)

STATE OF OREGON,)
County of Klamath) ss.
March 1, 1978.

Personally appeared the above named
JAMES M. BARNES

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-20-80

STATE OF OREGON, County of) ss.
1978.

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 _____ 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:

James M. Barnes

GRANTOR'S NAME AND ADDRESS

William L. & Allison Garriott

GRANTEE'S NAME AND ADDRESS

After recording return to:

Prentiss K. Puckett, P.C.
136 North Third Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

William L. & Allison Garriott
4401 Gleaves Avenue
Dunsmuir, California 96025

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of March, 1978, at 2:57 o'clock P.M., and recorded in book M78 on page 3938 or as file/reel number 43964

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By _____ Deputy

Fee \$3.00