

44716

WARRANTY DEED

Vol. <sup>m</sup>78 Page 5001

KNOW ALL MEN BY THESE PRESENTS, That Paul A. Barker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles L. Hess and Alice L. Hess, 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:

Lot 9, in Block 17, FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING The South 4 feet of the West 55 feet of Lot 9 in Block 17, FAIRVIEW ADDITION NO. 2.

SUBJECT TO: All future real property taxes and assessments; 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

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,850.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). If 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 14th 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)

x Paul A. Barker

STATE OF OREGON,

County of Klamath } ss.  
March 14, 1978

Personally appeared the above named Paul A. Barker

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

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 12/15/78STATE OF OREGON, County of Klamath } ss.  
March 15th, 1978

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Paul A. Barker  
Rt. 3 Box 228  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Charles L. Hess and  
2348 Green Springs Drive  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL  
540 MAIN  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of March, 1978, at 3:47 o'clock P.M., and recorded in book M78 on page 5001 or as file/reel number 44716

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha J. Helsch Recording Officer  
Deputy  
\$3.00SPACE RESERVED  
FOR  
RECORDER'S USE