

1-1-74

38-14253

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HOWARD E. BELL

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARION C. BARNES and WILMA L. BARNES, husband and wife, 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:

All of Lots 14 and 15 and part of Lot 13, Block 3 of FAIRHAVEN HEIGHTS, described as follows: Beginning at the most Southerly corner of Lot 13 of said Block 3; thence Northwesterly along the Northeasterly right of way line of the Weyerhaeuser Road 30 feet to a point; thence North-easterly in a straight line to the most Easterly corner of Lot 13, being the corner common to Lots 13 and 14; thence Southwesterly along the line between Lots 13 and 14, 100 feet, more or less, to the point of beginning.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00

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 3rd day of June, 1975, 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.

Howard E. Bell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 3, 1975

Personally appeared the above named

Howard E. Bell

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

Notary Public for Oregon
My commission expires 5-14-76

STATE OF OREGON, County of

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

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:

Howard E. Bell

GRANTOR'S NAME AND ADDRESS

Marion C. Barnes and Wilma L. Barnes

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as below

NAME, ADDRESS, ZIP

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

Marion C. & Wilma L. Barnes
3905 Mack Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of April, 1978

at 3:24 o'clock P.M., and recorded in book M78 on page 6452 or as file/reel number 45747

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernetha Helwick Deputy

Fee \$3.00