

1-16-58 46983

WARRANTY DEED

Vol. 778 Page 8242

KNOW ALL MEN BY THESE PRESENTS, That Margaret Henry Coke, aka Margaret H. Barney

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Chris H. Barney

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 38, FIRST ADDITION TO SUMMERS LANE HOMES, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 3. An easement created by instrument, including the terms and provisions thereof,
- Recorded : March 16, 1909 Book: 25 Page: 628
In favor of : United States of America
4. Restrictions, but omitting restrictions, if any, based on race, color, (For continuation of this deed see reverse side of this document)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$38,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 26th day of April, 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)

Margaret Henry Coke
Margaret Henry Coke
aka Margaret H. Barney

STATE OF OREGON,

County of Klamath } ss.
April 26, 1978

Personally appeared the above named Margaret Henry Coke aka Margaret H. Barney

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

Subscribed before me: *Donald V. Brown*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11-2-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____, 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

FFSES
2943 S. W. M
Y. Falls, Oreg 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.
I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock M., and recorded in book _____ on page _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

religion or national origin, as shown on the recorded plat of First Addition to Summers Lane Homes.
 5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof,
 Recorded : December 12, 1958 Book: 307 Page: 441

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 26th day of April A. D. 1978 at 3:07 o'clock P.M. and
 duly recorded in Vol. M78, of Deeds on Page 8242

Wm D. MILNE, County Clerk

Bernetha Y. Kitch

Fee \$6.00