

T/A 38-15369-8

02

-WARRANTY DEED- Vol. 78 Page 14411

RYAN L. GARRETT, Grantor, warrants and conveys to MARION C. BARNES and WILMA L. BARNES, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the Southeast corner of the intersection of Home Avenue with Division Street; thence Easterly along the South line of Home Avenue a distance of 200 feet; thence Southerly at right angles to Home Avenue to the North line of the alley running through said Block 123; thence Easterly along the North line of said alley a distance of 115 feet, which said point is the Southeast corner of that certain parcel of land described in deed to Hubert C. Lane, et ux, recorded April 10, 1962 in Book 336 at page 512, Deed Records of Klamath County, Oregon, and which said point is the true point of beginning of the property herein conveyed, thence Easterly along the North line of said alley to the West line of Mitchell Street; thence Northerly along the West line of Mitchell Street to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along said Southerly line of said canal right of way to a point which is perpendicular to the point of beginning and which said point is Northeasterly corner of that certain parcel of proeprty described in deed to Hubert C. Lane, et ux., recorded April 10, 1962 in Book 336 at page 512, Deed Records of Klamath County, Oregon; thence Southerly to the point of beginning

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided herein, given to secure the payment of \$9,300, dated June 5, 1978, recorded June 6, 1978 in Boock M-78, page 11961, Ryan L. Garrett, Mortgagor, Earl G. Hempstead and Mildred D. Hempstead, Mortgagees, which Mortgage Grantees herein assume and agree to pay according to the terms thereof

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; regulations, including levies, liens and utility assessments of the City of Klamath Falls; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirteen Thousand and no/100ths (\$13,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Dan & Billie Barnes - 2547 Vine St. Klamath Falls, Oregon 97601.

DATED this 5<sup>th</sup> day of July, 1978.

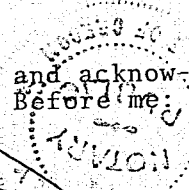
WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

Dan L. Garrett

14412

STATE OF OREGON     )  
County of Klamath    ) ss. July 5, 1978.

Personally appeared the above-named RYAN L. GARRETT and acknowledged the foregoing instrument to be his voluntary act. Before me,

  
Notary Public for Oregon

My Commission expires: 4-5-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

on 5th day of July A. D. 1978 at 3:48 clock P M., and

fully recorded in Vol. M78, of Deeds on Page 14411

Wm D. MILNE, County Clerk

By: Berntha Heloich

Fee \$6.00

**WILLIAM P. BRANDSNESS**  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

4. WARRANTY DEED

Ret: TIA Susan