

1-1-78

54756

WARRANTY DEED

Vol. M78 Page 20027



KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS E. BARKER and SHARON LEE BARKER aka Lee Ashworth,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRADFORD J. RALSTON and JENNIE F. RALSTON, 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:

Lot 1, Block 14, of Oregon Shores Subdivision Tract # 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Reservations, restrictions and rights-of-way of record or apparent on the face of the land.

1978-79 taxes, a lien but not yet due and payable.

(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

its exceptions except those above,

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 \$3,500.00

Whereof, the actual consideration paid for the transfer of the property or value given or promised which is the consideration for the transfer of the property.

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 27th day of July, 1978; if a corporate grantor, he has caused the same to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.



OFFICIAL SEAL
SANDRA DUINE HOLST
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires: Sept. 20, 1980

Sharon Lee Barker aka Lee Ashworth
Douglas H. Barker

STATE OF OREGON, California

County of Ventura
August 1, 1978

Personally appeared the above named
Sharon Lee Barker aka Lee
Ashworth

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

(OFFICIAL SEAL)
Sandra Duine Holst
Notary Public for California
My commission expires:
9-20-80

STATE OF OREGON, California

County of SAN DIEGO
August 4, 1978

Personally appeared the above named

Douglas H. Barker

(OFFICIAL SEAL)
JANET WHITHAM
NOTARY PUBLIC - CALIFORNIA
Principal Office: San Diego, California
My Commission Expires: Feb. 1, 1980
Douglas H. Barker
Notary Public for Oregon
My commission expires: 2-25-80

BARKER

RALSTON

Mr. and Mrs. Bradford J. Ralston
58 Lilac Way
Ventura, California 93001

When a change is required all the statements shall be set forth in following column:
same as above

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of September, 1978, at 2:34 o'clock P.M., and recorded in book M78 on page 20027 or as file/roll number 54756.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
Deputy

Fee \$3.00