

1-1-74

WARRANTY DEED

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75604

KNOW ALL MEN BY THESE PRESENTS, That Cloyce E. Barnes and Sue B. Barnes, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Walter H. Du Wan and A. Josephine Du Wan, 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 11, Block 4, Pleasant View Tracts, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, assessments, water and irrigations rights and easements for ditches and canals, of Enterprise Irr. Dist.
2. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.
3. Restrictions as shown on the recorded plat of Pleasant View Tracts.
4. Reservations for ditches and power lines, including the terms and provisions thereof, dated January 13, 1939, recorded March 2, 1940 in Book 127 at page 394, Deed Records.

(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

as set forth hereinabove

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 \$11,500.00

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 16th day of October, 1979; 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)

By:

By:

STATE OF OREGON,)
County of Klamath) ss.
October 16, 1979

STATE OF OREGON, County of Klamath) ss.
October 16, 1979

Personally appeared Cloyce E. Barnes and Sue B. Barnes 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: March 4, 1980

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.

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of October, 1979, at 3:53 o'clock P.M., and recorded in book/reel/volume No. M79 on page 24497 or as document/file/instrument/microfilm No. 75604, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: Kenneth A. Heloch Deputy