

79995

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 1880 Page 1843

KNOW ALL MEN BY THESE PRESENTS, That JAMES M. BARNES and MARGARET PEARL BARNES, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH C. SOLOMON and JUDITH A. SOLOMON, 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:

The Westerly 85 feet of Lot 2 and all of Lot 3 in Block 4 of Dixon Addition No. 2, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, restrictions 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 stated above

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$27,000.00

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 28th day of January, 1980, 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)

X Margaret Pearl Barnes
X James M Barnes

STATE OF OREGON,
County of Klamath)
January 28, 1980) ss.

STATE OF OREGON, County of)
January 28, 1980) ss.

Personally appeared _____ 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 _____

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.

Personally appeared the above named JAMES M. BARNES and MARGARET PEARL BARNES, Husband and Wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: _____ Notary Public for Oregon
My commission expires: 7-19-82

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Mr. and Mrs. James A. Barnes
P. O. Box 397
Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Joseph C. Solomon
P. O. Box 817
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Joseph C. Solomon
P. O. Box 817
Merrill, OR 97633

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Joseph C. Solomon
P. O. Box 817
Merrill, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of January, 1980, at 3:33 o'clock P. M., and recorded in book/reel/volume No. 1880 on page 1843 or as document/fee/file/instrument/microfilm No. 79995. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Deputy

Fee \$3.50