

1-1-74

80501

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M. YVONNE BARKER, 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:

A parcel of land including Lot 4, Block 39, First Addition to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of Ewauna Heights Addition to the City of Klamath Falls, Oregon, said parcel being more particularly described as follows:  
Beginning at the most Northerly corner of said Lot 4, Block 39, First Addition to the City of Klamath Falls, Oregon, said point being on the Southeasterly line of Grant Street, thence South 51° 15' East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South 51° 15' East to a point on the Southeasterly line of Lot 7, Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North 39° 05' East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South 39° 05' West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of

(continued on reverse)

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 a contract dated 1-31-77, recorded 2-2-77, in Deed Vol. M77, pg. 1863, Microfilm records of Klamath County

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 \$9,799.65

However, the actual consideration consists of ~~or consider other property~~ value given ~~or promised~~ which is ~~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 7th day of February, 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)

President

STATE OF OREGON, )  
County of ) ss.  
19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Marion ) ss.  
February 7, 1980

Personally appeared H. CLAYTON LIVENGOOD who, being duly sworn,

for himself and ~~for the~~ did say that ~~he is the~~ he is the president and ~~secretary~~ of PACIFIC

WEST MORTGAGE CO.

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:

Linda L. Russell

Notary Public for Oregon

My commission expires: 11-20-81

(OFFICIAL SEAL)

PACIFIC WEST MORTGAGE CO.

P.O. Box 497

Stayton, OR 97383

GRANTOR'S NAME AND ADDRESS

M. YVONNE BARKER

2165 Greenvlew

Eugene, OR 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:

PACIFIC WEST MORTGAGE CO.

P.O. Box 497

Stayton, OR 97383

NAME, ADDRESS, ZIP

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

RAY K. and SHIRLEY J. CODDINGTON

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

#2475cc

