

89676

WARRANTY DEED (INDIVIDUAL) Vol. 1750 Page 17493

MARION C. BARNES and WILMA L. BARNES,
CLARA FAY CLAUNCH, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

A Portion of Lot 355, Block 123 MILLS ADDITION TO THE CITY OF
KLAMATH FALLS, MORE PARTICULARLY DESCRIBED IN LEGAL DESCRIPTION
ATTACHED HERETO AND MADE A PART HEREOF SHOWN IN EXHIBIT "A"

SUBJECT TO:

- 1) Regulations including levies, liens utility assessments of the City of Klamath Falls.
- 2) An easement created by instrument recorded April 19, 1926 in Book 69 page 466 including the terms and provisions thereof in favor of The California Oregon Power Company for a five foot strip along the Northerly Boundary adjoining the U.S.R.S. Main Canal
- 3) Taxes for the year 1980-81 a lien not yet payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
AS SHOWN ABOVE

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 \$ 20,000.00 *

Dated this 15th day of September, 19 80.

Marion C. Barnes
MARION C. BARNES
Wilma L. Barnes
WILMA L. BARNES

STATE OF OREGON, County of Klamath) ss.

September 15, 19 80 personally appeared the above named
Marion C. Barnes and Wilma L. Barnes and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Donna K. Mateson
DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 1/24/84

Notary Public for Oregon
My commission expires: 1/24/80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Marion C. Barnes and
Wilma L. Barnes
TO
Clara Fay Claunch

After Recording Return to:

Clara Fay Claunch
514 1/2 Mitchell St
Klamath Falls, OR
97601

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the day of , 19 ,
at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title
Deputy

17494

EXHIBIT A

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 the 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 property 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.

this 15th day of September A. D. 1980 at 3:58 clock P.M., on

fully recorded in Vol. 1480, of Deeds on Page 17493

Wm. P. MILNE, County Cl.

By Bernard J. Petch

Fee \$7.00