

# MOUNTAIN TITLE COMPANY INC.

29010

WARRANTY DEED

MTC 12787-K Vol. M83

Page

16992

**KNOW ALL MEN BY THESE PRESENTS, That** BILLEE SCHRIEBER, as to a 35.5% interest; GENE R. BYRNES, as to a 35.5% interest; TRUSTEE OF THE JAMES RAY BYRNES TRUST, \*\*see below hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN WADE WILLIAMS and PATRICIA ANN BLACKWELL, not as tenants, 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 Southerly 45 feet of Lots 12 and 13, Block 28, HOT SPRINGS ADDITION 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.

\*\*as to a 18.4% interest; IRENE BYRNES, as to a .8% interest; AL SCHRIEBER, as to a .8% interest; GENE A. SCHRIEBER, as to a 1.8% interest; MICHELL R. GRATZ, as to a 1.8% interest; JAMES M. BYRNES, as to a 1.8% interest; SHANNON G. BYRNES, as to a 1.8% interest; and HOLLY JO BYRNES, as to a 1.8% interest, all as tenants in common.

## MOUNTAIN TITLE COMPANY INC.

46

- continued on the reverse side of this deed -

(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 on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of September, 1983, 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)

*Gene C. Schreiber as Attorney-in-fact for Gene R. Schreiber*

*Gene R. Byrnes as Attorney-in-fact for James M. Byrnes*  
*Gene R. Byrnes as Attorney-in-fact for Shannon G. Byrnes*  
*Gene R. Byrnes as Attorney-in-fact for Holly Jo Byrnes*  
*Gene R. Byrnes, Trustee for the James R. Byrnes Trust*  
*James M. Byrnes*

Billee C. Shreiber / Gene R. Byrnes  
1819 Joel Wright Road / 1819 Joel Wright Road  
Klamath Falls, OR 97603 / Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

John Wade Williams  
2115 Warring  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 on page or as file/reel number , Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By Deputy

# MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed - **16993**

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations and restrictions as contained in Deed recorded in Volume 39, page 285, Deed Records of Klamath County, Oregon, from Klamath Development Co. to Mrs. Estella Bearns. (Affects Lot 13)
4. Reservations and restrictions as contained in Deed recorded in Volume 43, page 360, Deed Records of Klamath County, Oregon, from Klamath Development Co. to H. E. Cahill. (Affects Lot 12)

STATE OF OREGON )  
County of Klamath ) ss.

September 6, 1983

Personally appeared the above named AL SCHRIEBER, BILLEE SCHRIEBER, BILLEE SCHRIEBER as attorney-in-fact for GENE A. SCHRIEBER, GENE R. BYRNES, GENE R. BYRNES, as attorney-in-fact for JAMES M. BYRNES, GENE R. BYRNES attorney-in-fact for SHANNON G. BYRNES, GENE R. BYRNES as attorney-in-fact for HOLLY JO BYRNES, MICHELLE R. GRATZ, IRENE BYRNES, and GENE R. BYRNES, Trustee for the JAMES RAY BYRNES TRUST and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

*Kristi L. Garrison*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
My Commission Expires: 6/19/87

STATE OF OREGON,  
County of Klamath )  
Filed for record at request of

on this 4th day of Oct. A.D. 19 83  
at 9:46 o'clock A M, and duly  
recorded in Vol. M 83 of Deeds  
Page 16992

**EVELYN BIEHN**, County Clerk

By *[Signature]* Deputy

Fee \$8.00