

38197

MOUNTAIN TITLE COMPANY INC.

Vol. 1484 Page 40788

KNOW ALL MEN BY THESE PRESENTS, That

GEORGE M. STEINMETZ and BEVERLY J.

STEINMETZ, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JEFFREY A. BARRIER and DEANNA L. BARRIER, husband and wife

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 4 in Block 11, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- 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 \$ 55,318.00

and that the whole consideration indicated which is (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 28th day of June, 1984; 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)

BEVERLY J. STEINMETZ as attorney-in-fact for
GEORGE M. STEINMETZ

BEVERLY J. STEINMETZ

STATE OF OREGON, County of _____ ss.

1984

Personally appeared _____ and

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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

George M. & Beverly J. Steinmetz

38559 Mallory Ave.
Talmadge, WA 93550

GRANTOR'S NAME AND ADDRESS

Jeffrey A. & Deanna L. Barrier

5442 Glenwood
Klamath Falls, OR 97603

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 _____ ss.

I certify that the within instrument was received for record on the day of _____, 1984,

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.

Recording Officer

By _____

Deputy

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in plat dedication, to wit:
"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot owner to be at his own risk; additional restriction as provided in any recorded protective covenants."
3. Covenants, conditions, restrictions, and easements but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
4. Subject to an 8 foot utility easement along rear lot line as shown on dedicated plat.
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: February 17, 1978
Recorded: February 21, 1978
Volume: M78, page 3196, Microfilm Records of Klamath County, Oregon
Amount: \$42,725.00
Mortgagor: Walter H. Magby and Freba I. Magby, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M83056)

The Grantees named herein hereby agree to assume and pay the above described Mortgage.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 28 day of June A.D., 1984 at 10:43 o'clock A M, and duly recorded in Vol M84, of Deeds on page 10788

EVELYN BIEHN, COUNTY CLERK

by: Sam Smith, Deputy

Fee: \$ 8.00