

1-1-74

## WARRANTY DEED

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A-28813

KNOW ALL MEN BY THESE PRESENTS, That PHIL F. BARRY and MARY G. BARRY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD R. BOOTH & MARIA L. BOOTH 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:

Lots 2 and 3 in Block 1 of Juniper Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in deed from the United States of America, Department of the Interior, acting by and through the Area Director of the Portland Area Office of the Bureau of Indian Affairs, to Theodore A. Crume, dated February 26, 1959, recorded March 9, 1959, in Deed Volume 310, page 371, records of Klamath County, Oregon as follows: "Title to the above described property is conveyed subject to a right of way to Klamath County, for Braymill-Sprague River Road, approved by Jos. M. Dixon, Assistant Secretary, Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental regulations thereunder. Title to the above property is conveyed subject to any existing easements for public roads and

## CONTINUED ON OTHER SIDE

(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

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 \$7,500.00

However, the actual consideration consists of ~~the whole 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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)

STATE OF OREGON,

County of Klamath

May 1978

Personally appeared the above named

Phil F. Barry and Mary G. Barry and Maria L. Booth

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

\_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Phil F. Barry and Mary G. Barry

3322 Laverne Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Maria L. Booth  
1787 Arthur Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maria L. Booth - 1315 BASSE RD  
1787 Arthur Street SAH ANTONIO -  
Klamath Falls, Oregon 97601 TEXAS  
21222

NAME, ADDRESS, ZIP

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

Maria L. Booth  
1787 Arthur Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
DeputySPACE RESERVED  
FOR  
RECORDER'S USE

08301

GEO. (MAY 1984)

16621

16621

and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record.

Reservations and restrictions contained in the dedication of Juniper Acres as follows: "...subject to public utilities easements and building set-back lines as shown and any additional restrictions as may be protective covenants."

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 25 day of Sept. A.D. 19 84  
at 1:29 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
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EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00 Index: \$1.00