

# MOUNTAIN TITLE COMPANY INC.

44513

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Vol. 1784

21693

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Tonnie L. Barrona and Frank D. Faran, not as tenants in common but with the right of survivorship; 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 North 80 feet of Lots 7 and 8, Block 304, BARROW 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.

## MOUNTAIN TITLE COMPANY INC.

(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 set forth on the reverse of this deed or those apparent upon the land, if any, as of the date of this deed.

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 \$ 45,500.00. 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 parentheses is not applicable and should be deleted. See ORS 21.030.)

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 20th day of December, 19 84; 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)

Dorothy R. Born  
Dorothy R. Born

STATE OF OREGON,

County of Klamath  
December 28, 19 84

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named  
Dorothy R. Born

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7/13/85

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Dorothy R. Born

GRANTOR'S NAME AND ADDRESS  
Tonnie L. Barrona and Frank D. Faran  
2320 Carnegie Lane #B  
Redondo Beach, Ca. 90278

After recording return to:

Per Grantee

NAME ADDRESS ZIP

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

Per Grantee

NAME ADDRESS ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19 84

at o'clock P.M. and recorded in book on page of its file reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC.

21694

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations, restrictions and easements as contained in Deed from Klamath Corporation.

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record \_\_\_\_\_  
this 11th day of December A.D. 19 84 at 10:15 clock A.M. and  
fully recorded in Vol. 184, of Deeds on Page 21693  
By Evelyn Bienn EVELYN BIEHN, County Clerk

Fee \$9.00