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WARANTY DEED Vol.<u>M&5_</u>Page 52489 KNOW ALL MEN BY THESE PRESE RESENTS, That CARROLL R. SIMONSON

BARLEY, husband and wife ALECE F. 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:

and pertionizely described as follows: See legal description as it appears on the reverse of this deed. ng the shades tende of the North Sparth

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 shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed.

and that

...who, being duly sworn

(OFFICIAL

SEAL)

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 setual-consideration consists of or includes other property or value given or promised which is

the whole consideration (indicate which). (The sentence between the symbols (, it 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

19 85 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 corpo

STATE OF OREGON. county of DESChules

Personally appeared the above named ... Carroll R. Simonson

8/14, 19 85

his hisand acknowledged the foregoing instruvoluntary act and deed.

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STATOS & BU KA LOU VAL ball grants terd

a corporation and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

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each for himself and not one for the other, did say that the former is the

president and that the latter is thesecretary of

STATE OF OREGON.

County of

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UB (Retary Public tor Oregon Str. commission expires: 2/10/89

CARROLL R. SIMONSON

Belore ale

GRANTOR'S NAME AND ADDRESS HAROLD J. BARLEY & ALECE F. BARLEY 25905 Jeans Rd. Venita, OR 97487

After recording return to-

GRANTEE

FEICIAL AL)

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NAME, ADDRESS, ZIP Until a change is rea d oil tax u GRANTEE

Before me:

STATE OF OREGON, County of

Personally appeared .

Notary Public for Oregon My commission expires:



ACE RESERVED FOR RECORDER'S USE

County affixed. Recording Officer By

I certify that the within instru

o'clock M., and recorded

on page or as

my hand and seal of

.....Deputy

ment was received for record on the

file/reel humber

Record of Deeds of said county.

Witness

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY INV

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DESCRIPTION

A parcel of land situate in the $SE_{2}^{1}SW_{2}^{1}$, Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

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Beginning at the Northeast corner of the SE¹/₂ of SW¹/₂ of Section 7, said Township and Range, thence South along the North South center line of Section 7 198.0 feet to a point, thence West to the East boundary of State Highway No. 58, thence Northwesterly along the East boundary line of State Highway No. 58 to a point due West of the point of beginning, thence due East along the North line of the SE¹/₂ of the SW¹/₂, Section 7, to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.

2. Rights of the public in and to any portion of the herein described premises ² lying within the limits of streets, roads or highways.

"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."

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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of <u>August</u>	of Deeds	on Page3	<u>1479 </u>		
		Evelyn Biehn,	County Clerk	·H)	5
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