

ATC-B 29/94

54017

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PHIL F. BARRY and MARY G. BARRY, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by RVL SMITH and EDNA MAY SMITH, 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:

A parcel of land situated in Lot 18 of "Subdivision of Tracts 25 to 32 inclusive together with the south 10 feet of Tracts 33 and 34 of Altamont Ranch Tracts", a duly recorded Subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the south line of said Lot 18 from which the southeast corner of said Lot bears S 88°46'E, 175.22 feet; thence N00°12' W, 263.57 feet to an iron pin on the north line of said Lot 18; thence N84°40' W along the north line of said lot 156.14 feet to an iron pin; thence continuing along said northerly line N51°09' W, 46.54 feet to an iron pin; thence S00°12' E, 303.15 feet to an iron pin on the southerly line of said Lot 18; thence S88°46'E, 191.61 feet to the point of beginning containing 1.20 acres more or less.

SUBJECT TO: Taxes, liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; rules, regulations and assessments of South Suburban Sanitary District; reservations and restrictions contained in deed dated 8-3-27, recorded 3-26-28 in Vol. 78 page 350, Deed Records of Klamath County, Oregon; terms and provisions contained in Warranty Clearance Easement dated 10-19-64 recorded 11-10-64 in Deed Volume 357 page 394, records of Klamath County, Oregon; ~~Contract given by Ambrose and Faye Ford, sellers, and Phil F. Barry and Mary G. Barry, buyers, recorded 9-27-76 in Vol. M76 page 15123. Microfilm records of Klamath County, Oregon; and Judgment against Phil Barry and Wm. L. Paul and Lucille L. Paul Judgment Lien Docket 29 page 99~~

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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 none 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 \$6,000.00.

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 10 day of Nov, 1976.

Phil F. Barry
Phil F. Barry

Mary G. Barry
Mary G. Barry

STATE OF OREGON }
County of Klamath } ss.

Nov 10, 1976

Personally appeared the above Phil F. Barry and Mary G. Barry and acknowledged the foregoing instrument to be their voluntary deed and act.

Before me:

[Signature]
Notary Public for Oregon
My commission expires: 8-1-79

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

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of October A.D., 19 85 at 4:07 o'clock P M., and duly recorded in Vol. M85 day
of _____ Deeds on Page 16073

FEE \$9.00

Evelyn Biehn
By [Signature] County Clerk

After recording returns:
RVL Smith
2650 No. Avenida Carolina
Tucson, Arizona 85712