



# WARRANTY DEED (INDIVIDUAL)

MARION C. BARNES, also known as DAN CHESTER BARNES, and WILMA L. BARNES, as tenants in common, as to an undivided one-half interest and JOHN J. BONUS, an estate in fee simple, as to an undivided one-half interest. convey(s) to RONALD R. WALKER, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

The Northeasterly 40 feet of Lot 4, Block 40, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of First Addition to the City of Klamath Falls.
2. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Those set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 25,000.00 ~~TO HAVE AND TO HOLD TO THE GRANTOR THE WHOLE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT TO HAVE AND TO HOLD TO THE GRANTOR THE WHOLE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT TO HAVE AND TO HOLD TO THE GRANTOR THE WHOLE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT~~

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3 day of January, 19 86.

Marion C. Barnes  
MARION C. BARNES, aka DAN CHESTER BARNES

Wilma L. Barnes  
WILMA L. BARNES  
John J. Bonus  
JOHN J. BONUS

STATE OF OREGON, County of Klamath )ss.

On this 6th day of January, 19 86.

Personally appeared the above named MARION C. BARNES aka DAN CHESTER BARNES, WILMA L. BARNES and JOHN J. BONUS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Barlene T. Addington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

Marion C. Barnes aka Dan Chester Barnes  
Wilma L. Barnes  
John J. Bonus  
GRANTOR'S NAME AND ADDRESS

Ronald R. Walker  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Ronald R. Walker  
218 Lincoln  
City, 97601  
NAME, ADDRESS, ZIP

If a change is requested of the statements shall be sent to the following address:  
As Above  
NAME, ADDRESS, ZIP

STATE OF OREGON, )ss.  
County of Klamath

I certify that the within instrument was received for record on the 10th day of January, 19 86, at 3:45 o'clock P.M., and recorded in book/roll/volume No. 296 on page 620 or as document/fee/file/instrument/microfilm No. 57164, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Pam Smith Deputy

Fee: \$5.00