

81910

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Fred H. Kepner and Lucille F. Kepner and Barbara Kepner Sario aka Barbara K. Sario hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul Barker and Anselma Barker, 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:

901 Lincoln ST.

Beginning at the most Southerly corner of lot 4 in Block 62 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Easterly line of Ninth Street 80 feet; thence Northeasterly at right angles to Ninth Street 35 feet; thence Southeasterly and parallel with Ninth Street 80 feet to the Northerly line of Lincoln Street; thence Southwesterly along the Northerly line of Lincoln Street 35 feet to the place of beginning.

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 \$ 17,500.00

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 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 3rd day of June, 1981, order of its board of directors.

(If executed by a corporation, affix corporate seal)

Fred H. Kepner
Barbara K. Sario
Lucille F. Kepner
Barbara K. Sario aka Barbara K. Sario

STATE OF OREGON,
County of Klamath } ss.
June 3, 1981

STATE OF OREGON, County of _____ } ss.
Personally appeared _____, 19____

Personally appeared the above named Barbara K. Sario, Fred H. Kepner and Lucille F. Kepner and acknowledged the foregoing instrument to be their voluntary act and deed.

and 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 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: 8-23-81

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Fred and Lucille Kepner
3038 Cannon Barbara K. Sario
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Paul Barker

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 24th day of November, 1987 at 2:05 o'clock P.M., and recorded in book/reel/volume No. M87 on page 21242 or as document/fee/file/instrument/microfilm No. 81910, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
By Pam Smith Deputy