

THIS INDENTURE WITNESSETH, that HOMER A. BARNES and HAZEL J. BARNES, husband and wife, hereinafter known as Grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto C. EUGENE CHROWL and NOLA M. CHROWL, husband and wife; and JOHN J. BANTA and VIOLET A. BANTA, husband and wife, Grantees, the following-described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: A parcel of property located in Lot 4, Block 12 of FOURTH ADDITION TO WINEMA GARDENS, more particularly described as follows: Beginning at the Northwest corner of said Lot 4; thence East along the North line of said Lot 4, a distance of 102.13 feet to the Northeast corner of said Lot 4; thence South 05°06'18" East along the East line of said Lot 4, a distance of 55.69 feet; thence South 84°53'42" West a distance of 107.51 feet, to a point on the West line of said Lot 4; thence North, along the West line of said Lot 4, a distance of 65.04 feet to the point of beginning.

PARCEL 2: A parcel of property located in Lots 4 and 5, Block 12, FOURTH ADDITION TO WINEMA GARDENS, more particularly described as follows: Beginning at a point on the West line of said Lot 4, said point being North, a distance of 34.96 feet from the Southwest corner of said Lot 4; thence North 84°53'42" East, a distance of 107.51 feet to a point on the East line of said Lot 4; thence South 05°06'18" East, along the East line of said Lot 4, a distance of 44.71 feet to the Southeast corner of said Lot 4, also being the Northeast corner of said Lot 5; thence continuing South 05°06'18" East along the East line of said Lot 5, a distance of 9.76 feet; thence South 84°53'42" West, a distance of 112.37 feet, to a point on the West line of said Lot 5; thence North, along said West line, a distance of 19.72 feet, to the Northwest corner of said Lot 5; thence continuing North, along the West line of said Lot 4, a distance of 34.96 feet to the point of beginning.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1978, which are now a lien but not yet payable; 20-ft. building setback as shown on dedicated plat; 16-ft. utility easement across the rear of said lots as shown on dedicated plat; Statutory powers, including the power of assessment, of South Suburban Sanitary District; Restrictions as contained in Plat Dedication; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer is \$91,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said C. Eugene Chrowl and Nola M. Chrowl as tenants by the entirety as to an undivided one-half interest; and unto the said John J. Banta and Violet A. Banta as tenants by the entirety as to an undivided one-half interest. And the said Grantors do hereby covenant, to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 27th

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1 day of July, 1978.

Homer A. Barnes  
Homer A. Barnes

Hazel J. Barnes  
Hazel J. Barnes

5 STATE OF OREGON )  
6 ) SS  
6 County of Klamath )

7 On this 14th day of August, 1978, personally appeared the above-named  
8 Homer A. Barnes and Hazel J. Barnes, husband and wife, and acknowledged the fore-  
8 going instrument to be their voluntary act and deed.

9 Before me:

Gray Blubaugh  
Notary Public for Oregon

10 (SEAL)

11 My Commission Expires: 8-23-81

13 After recording return to: AT+E

15 Until a change is requested, all tax statements  
16 shall be sent to the following name and address:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 1st day  
of April A.D. 19 88 at 11:24 o'clock A M., and duly recorded in Vol. M88,  
of Deeds on Page 4690.

FEE \$15.00

Evelyn Biehn, County Clerk  
By Pam Smith

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30 Warranty Deed - Page 2.

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