

OK

91948

WARRANTY DEED

Vol. m88 Page 16097

KNOW ALL MEN BY THESE PRESENTS, That

OPAL M. BARRETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

NIEL J. and PAMELA A. BARRETT, 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:

THE NORTHWESTERLY 60 FEET OF LOT 1 IN BLOCK 47 of FIRST ADDITION to the city of KLAMATH FALLS, OREGON, ACCORDING TO THE AFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING A PIECE OF LAND 60 feet long and 53.2 feet wide facing 53.2 feet on jefferson street and 60 feet facing fifth street

(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 reservations, restrictions, easements and rights of way of record, and those apparent upon the land; charges and assessments of the city of K-FALLS, for sewer service; 1988-89; taxes are now in lien but not yet payable and trust deed recorded vol. 77 and that 7661 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 \$20,000. 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 27 day of september, 1988; 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.

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.

STATE OF OREGON,

County of

KLAMATH

} ss.

SEPTEMBER 27, 1988

Personally appeared the above named

OPAL M. BARRETT

and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me

(OFFICIAL SEAL)

Notary Public for Oregon.

My commission expires: 4/24/89

STATE OF OREGON, County of

19

} ss.

Personally appeared and

who, being duly sworn,

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

a corporation, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

OPAL M. BARRETT

1744 crest st

klamath falls OREGON 97601

GRANTOR'S NAME AND ADDRESS

NIEL J and PAMELA A. BARRETT

432 NORTH 5th st.

klamath falls, oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

NIEL J. BARRETT

432 North 5th st

klamath falls, oregon

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 27th day of Sept., 1988, at 11:50 o'clock A.M., and recorded in book/reel/volume No. M88 on page 16097 or as fee/file/instrument/microfilm/reception No. 91948, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$8.00

By Deborah M. Mulholland Deputy

88 SEP 27 AM 11 50