

97490

WARRANTY DEED

Vol 89 Page 3425

KNOW ALL MEN BY THESE PRESENTS, That RUSSELL LeMAR BARNES AND JUDITH ANN BARNES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDMUND R. CASEY, JR. AND LESLIE A. CASEY, 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:

Lot 47 in Block 1 of TRACT 1078-SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.

Account No. 41-3909-15AA-12700  
Key No. 577959

## MOUNTAIN TITLE COMPANY

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."

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 those of record and apparent to the land as of the date of this instrument 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 \$ 40,800.00.  
However, the actual consideration consists of or includes the whole property or value given or promised, which is the whole consideration (indicate "all" or "the whole" if applicable. 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 24th day of February, 1989; 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.

Russell LeMar Barnes  
Russell LeMar Barnes

(If executed by a corporation,  
affix corporate seal)

Judith Ann Barnes  
Judith Ann Barnes

STATE OF OREGON, )  
County of Klamath ) ss.  
February 24, 1989

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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)

Personally appeared the above named Russell LeMar Barnes and Judith Ann Barnes and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: L. Morgado  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-31-91

Notary Public for Oregon  
My commission expires:

Russell LeMar Barnes  
Judith Ann Barnes  
c/o KFF  
GRANTOR'S NAME AND ADDRESS

Edmund R., Jr. & Leslie A. Casey  
3922 Gregory Drive  
Klamath Falls, Oregon 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&L  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&L  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath )

I certify that the within instrument was received for record on the 24th day of Feb., 1989, at 4:32 o'clock PM., and recorded in book M89 on page 3425 or as file/reel number 97490, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Br. Pauline Mulindore Deputy

Fee \$8.00