

04753

WARRANTY DEED

Vol. m89 Page 16549

KNOW ALL MEN BY THESE PRESENTS, That **STEPHEN J. PETRIC** and **ANN S. PETRIC** and **ANN M. PETRIC**, by and through their Attorney in Fact, **ANN MARIE PETRIC**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **CLOYCE E. BARNES** and **RICHARD W. CORYELL**, 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: A tract of land situated in the **N<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>** of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin located South 0° 08' West a distance of 668.25 feet and North 89° 52' West a distance of 466.05 feet from the East quarter corner of said Section 9; thence North 89° 52' West a distance of 326.25 feet to an iron pin; thence South 0° 08' West parallel with the East line of said Section 9 a distance of 333.85 feet to an iron pin; thence South 89° 52' East a distance of 326.25 feet to an iron pin; thence North 0° 08' East parallel with the East line of said Section 9 a distance of 333.85 feet, more or less to the point of beginning.

(Continued on Reverse Side)

(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

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 \$ **21,000.00**

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 **30th** day of **November**, 19**78**; 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.

*Stephen J. Petric by Ann Marie Petric Atty. In Fact*  
*Ann S. Petric by Ann Marie Petric Atty. In Fact*  
*Ann M. Petric*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of **Klamath** ) ss.  
**November 30**, 19**78**.

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)

NOTARY PUBLIC  
My commission expires: **Nov. 2, 1982**

Notary Public for Oregon  
My commission expires:

**Stephen J. Petric, et al**  
**1768 Chinchilla Way**  
**Klamath Falls, Oregon 97601**

GRANTOR'S NAME AND ADDRESS

**Cloyce E. Barnes & Richard W. Coryell**  
**2570 Tingley Lane**  
**Klamath Falls, Oregon 97601**

GRANTEE'S NAME AND ADDRESS

After recording return to:

**David H. + Norma G. Helbig**  
**1635 Ivory**  
**Klamath Falls, OR 97603**

NAME, ADDRESS, ZIP

Until a change is requested all statements shall be sent to the following address:  
**Cloyce E. Barnes & Richard W. Coryell**  
**2570 Tingley Lane**  
**Klamath Falls, Oregon 97601**

NAME, ADDRESS, ZIP

**As Your Records Now Show**

STATE OF OREGON, ) ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

104880304 371

16550

CHICAGO, ILL.

(Continued from Page 1):

**SUBJECT TO THE FOLLOWING:**

1. An easement created by instrument, including the terms and provisions thereof,  
Dated : February 2, 1961  
Recorded : January 31, 1967 Book: M-67 Page: 751  
For : Roadway purposes across West 30 feet of herein described property.
2. Reservations and restrictions, including the terms and provisions thereof, contained in Deed to O. Danel Stilwell and Eva W. Stilwell, dated February 2, 1961, recorded January 31, 1967 in Book M-67 at page 751, Microfilm Records, as follows: "...and further restriction that above property shall be used for residential purposes only and no business or other such building shall be erected thereon."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 1st day  
of Sept. A.D. 19 89 at 3:34 o'clock PM. and duly recorded in Vol. M89  
of Deeds on Page 16549  
By Evelyn Biehn County Clerk  
Pauline Mullender

FEE \$13.00

