

1-1-74

15149

K-33040
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BARRY ROSS WEST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN KETARKUS and DORIS T. KETARKUS, 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 237 of the Southerly portion of Tracts B & C Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions and rights-of-way of record and those apparent on the land.

(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 \$15,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 15 day of March, 1980; 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.

(If executed by a corporation, affix corporate seal)

Barry Ross West
BARRY ROSS WEST

STATE OF OREGON, County of Washington } ss.
County of King }
March 15, 1980

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 _____

Personally appeared the above named Barry Ross West

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

_____, 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 WASHINGTON
My commission expires: May 1981

Notary Public for Oregon
My commission expires:

Barry Ross West

GRANTOR'S NAME AND ADDRESS

John & Doris T. Ketarkus

GRANTEE'S NAME AND ADDRESS

After recording return to:

Teal Buchanan
101 N. Main Street, Suite 215
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of May, 1980, at 2:04 o'clock P.M., and recorded in book/reel/volume No. M90 on page 9732 or as document/tee/file/instrument/microfilm No. 15149, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullendar Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$28.00

90 MAY 22 PM 2 04