



24704

**Aspen**

TITLE &amp; ESCROW, INC.

# 02035930

WARRANTY DEED

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AFTER RECORDING RETURN TO:

JAMES W. BARRETT

JOSEPHINE BARRETT

P.O. Box 768Lakeview, OR 97630UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEM. ELIZABETH RADER hereinafter called GRANTOR(S), convey(s) to  
JAMES W. BARRETT AND JOSEPHINE BARRETT, HUSBAND AND WIFE  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:The South 50 feet of Lots 580 and 581, Block 108, MILLS ADDITION  
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State  
of Oregon.

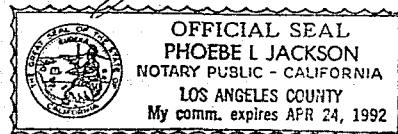
CODE 1 MAP 3809-33AC TL 15200

"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."and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except 1) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 2) Conditions, Restrictions as shown on the  
recorded plat of Mills Addition to the City of Klamath Falls. 3)  
Trust Deed, including the terms and provisions thereof to  
secure the amount noted below and other amounts secured  
thereunder, if any: Grantor: M. Elizabeth Rader, Trustee:  
Transamerica Title Insurance Company; Beneficiary: Roy E. Gooing  
and Barbara Gooing, husband and wife, dated June 28, 1979 and  
recorded on June 29, 1979 in Book M-79 at page 15487. WHICH  
SAID TRUST DEED THE GRANTEE HEREIN DOES NOT AGREE TO ASSUME, AND  
THE GRANTOR HEREIN AGREES TO HOLD THE GRANTEE HARMLESS  
THEREFROM. 4) Trust Deed, including the terms and provisions  
thereof to secure the amount noted below and other amounts  
secured thereunder, if any: Grantor: M. Elizabeth Rader;  
Trustee: Transamerica Title Insurance Company; Beneficiary:  
Roy E. Gooing and Barbara Gooing husband and wife, dated June  
28, 1979 and recorded on June 29, 1979 in Book M-79 at page  
15487. WHICH SAID TRUST DEED, THE GRANTEE HEREIN DOES NOT AGREE  
TO ASSUME AND GRANTOR HEREIN AGREES TO HOLD SAID GRANTEE  
HARMLESS THEREFROM.and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is  
\$28,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 3rd day of January, 1991.X M. Elizabeth Rader  
M. ELIZABETH RADERSTATE OF CALIFORNIA, County of Los Angeles )ss.January 10, 1991, 1990Personally appeared the above named M. ELIZABETH RADER and  
Continued on next page

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

Before me: Phoebe L. Jackson  
Notary Public for OREGON CALIFORNIA  
My Commission Expires: 4/24/92



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title Co.  
of Jan. A.D., 19 91 at 3:39 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 772

**FEE**      **\$33.00**

Evelyn Biehn County Clerk

By Rachel Muelendts