

24820

KNOW ALL MEN BY THESE PRESENTS, That

Bonnie A. Cosgrove

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James W. Barrett and Josephine Barrett, 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, the 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 3 in Block 301, of DARROW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033DA-07800

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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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is not a part of the consideration paid in money. The sentence above applies to such property or value.

SIXTY FIVE DOLLARS

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 8th day of January, 19 91; 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.

STATE OF OREGON NEVADA)
County of (Carson) ss.
January 8, 1991 .

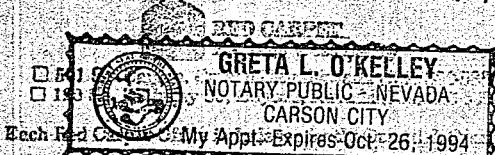
Personally appeared the above named
Bonnie A. Cosgrove

Bonnie A. Cosgrove

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

Before me:

Greta L. O'Kelley
Notary Public for Oregon, Nevada
My commission expires: 10/26/94



Bonnie A. Cosgrove
3653 Tuolumne

Carson City, NV 89701

GRANTOR'S NAME AND ADDRESS

James W. Barrett & Josephine Barrett
P.O. Box 768
Lakeview, OR 97630

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

SPACE RESERVED

FOR RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of Jan., 19 91, at 9:56 o'clock A.M., and recorded in book M91 on page 946 or as file/reel number 24820, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Deputy

Fee \$28.00