MOUNTAIN TITLE COMPANY

24820 mtc 24869-K WARRANTY DEED Vol. m91 Page 946

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

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 the whole part of the 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 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.

Bonnie A. Cosgrove

Bonnie A. Cosgrove

STATE OF ~~OREGON~~ NEVADA)
County of Carson) ss.
January 8, 19 91

Personally appeared the above named 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

GRETA L. O'KELLEY
NOTARY PUBLIC - NEVADA
CARSON CITY
My Appt. Expires Oct. 26, 1994

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this , 19 , by , president, and by , secretary of a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: (SEAL)

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 tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

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 Darlene Mullendore Deputy

Fee $28.00

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