

47010

NTC 26942-NM

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **EARL H. BARNUM AND H. FRANCES BARNUM, TRUSTEES, under the BARNUM LOVING TRUST dated May 28, 1991**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **Maurice L. Austin, Jr. an unmarried person**, 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:

LEGAL DESCRIPTION

A portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning 1320 feet East and 324 feet North of an iron pin driven into the ground on the Otis V. Saylor property in the Southwest Quarter of the Northwest Quarter of said section which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 330 feet; thence North 132 feet; thence West 330 feet; thence South 132 feet to the place of beginning.

(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 except those of record and those apparent upon the land, if any as 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 \$ **38,200.00**

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 **June**, 19**92**. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

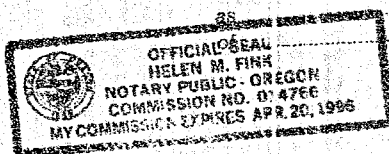
Earl H. Barnum Trustee
EARL H. BARNUM, TRUSTEE

H. Frances Barnum Trustee
H. FRANCES BARNUM, TRUSTEE

STATE OF OREGON, County of **Klamath**) ss.

This instrument was acknowledged before me on **6/30**, 19**92** by **EARL H. BARNUM AND H. FRANCES, TRUSTEES OF THE BARNUM LOVING TRUST**

This instrument was acknowledged before me on _____, 19____, by _____



Helen M Fink
Notary Public for Oregon
My commission expires **4/20/96**

BARNUM TRUST
2179 Odgen
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

Maurice L. Austin, Jr.
2205 Patterson
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of **Klamath**

I certify that the within instrument was received for record on the **2nd** day of **July**, 19**92** at **11:46** o'clock A. M., and recorded in book/reel/volume No. **N92** on page **14548** or as fee/file/instrument/microfilm/reception No. **47010** Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mendenhall Deputy

Fee \$30.00

SPACE RESERVED FOR RECORDER'S USE