

54076

## WARRANTY DEED

MTZ 28796-KR

Vol. m 92 Page 27320

KNOW ALL MEN BY THESE PRESENTS, That

PAUL A. BARKER and ANSELMA BARKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

EARL J. TOWNE and LAURA A. TOWNE, husband and wife

EARL J. TOWNE and LAURA A. TOWNE, 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 6 in Block 1 of TRACT 1008, known as BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Land Sale Contract dated June 30, 1980, and recorded November 18, 1980 in Volume M80, page 22409, Microfilm Records of Klamath County, Oregon in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs, as Vendors. The Grantees named above DO NOT agree to assume nor pay and the Grantors hereby agree to hold the

Grantees harmless therefrom.

*"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.*

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

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 \$ 48,000.00 .

*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 16<sup>th</sup> day of October, 19 92 ; 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, )  
County of Klamath ) ss.  
November 16, 19 92.

PAUL A. BARKER

PAUL A. BARKER  
*Anselma*  
 ANSELMA BARKER

Personally appeared the above named \_\_\_\_\_  
PAUL A. BARKER and ANSELMA BARKER

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: Ernest L. Reed STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Notary Public for Oregon  
My commission expires: 11/16/95

*Notary Public for Oregon*

My commission expires: 11/16/95



OFFICIAL SEAL  
KRISTI L. REDD  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 010431  
MY COMMISSION EXPIRES NOV. 16, 1995



OFFICIAL SEAL  
KRISTI L. REDD  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 010431  
COMMISSION EXPIRES NOV. 16, 1995

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

PAUL A. BARKER & ANSELMA BARKER

1291 Lakeshore Dr.  
Klamath Falls, OR 97601

EARL J. TOWNE & LAURA A. TOWNE  
P.O. Box 1781  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

EARL J. TOWNE & LAURA A. TOWNE  
P.O. Box 1787  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

EARL J. TOWNE & LAURA A. TOWNE  
P.O. Box 1781  
Hiawatha Falls, OR 97601

SAME ADDRESS, ZIP

STATE OF OREGON,

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County of Klamath

I certify that the within instrument was received for record on the 18th day of Nov, 1992, at 9:41 o'clock A M., and recorded in book M92 on page 27329 or as file/reel number 54076.

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Deborah Mulvaney Deputy

Fee \$30.00