

NL 68350

WARRANTY DEED

Vol. m93 Page 24144

KNOW ALL MEN BY THESE PRESENTS, That JAMES M. BARNES

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

hereinafter called the grantee, does hereby grant, bargain, sell and convey, ^{all his right, title & interest} unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**** JAMES M. BARNES, TRUSTEE OR HIS SUCCESSORS IN TRUST, UNDER THE BARNES LOVING® TRUST DATED MAY 17, 1990, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$ 25,500.00

ⓄHowever, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ~~ⓄIf the entire interest in the property is being transferred, the words "and all appurtenances" should be deleted. See ORS 93.930.~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of September, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, 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.

James M. Barnes
JAMES M. BARNES

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 15, 1993, by JAMES M. BARNES

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

by _____

as _____

of _____

Sharon K. Luman
Notary Public for Oregon

My commission expires 10/11/93

JAMES M. BARNES

P.O. BOX 397

MERRILL, OR 97633

Grantor's Name and Address

JAMES M. BARNES, TRUSTEE

P.O. BOX 397

MERRILL, OR 97633

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Until requested otherwise send all tax statements to (Name, Address, Zip):

JAMES M. BARNES

P.O. BOX 307

MERRILL, OR 97633

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument microfilm reception No. _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy.

EXHIBIT "A"

24145

The Southeast 1/4 of the Northwest 1/4 of Section 1,
Township 34 South, Range 11 East of the Willamette
Meridian

The West 1/2 of the Southeast 1/2 of Section 1, Township
34 South, Range 11 East of the Willamette Meridian

The Northeast 1/4 of the Southwest 1/4 of Section 1,
Township 34 South, Range 11 East of the Willamette
Meridian

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ Sept _____ A.D., 19 93 at 3:24 o'clock _____ P.M., and duly recorded in Vol. _____ M93 day
of _____ Deeds _____ on Page 24144

FEE \$35.00

Evelyn Biehn County Clerk

By Laurel M. Williams