

1-1-77

71705

WARRANTY DEED

Vol. m93 Page 30985

KNOW ALL MEN BY THESE PRESENTS, That HOMER A. BARNES and HAZEL J. BARNES,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LUTHER H. DEARBORN, 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:
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District.
2. Restrictions as contained in plat dedication.
3. Easements, including the terms and provisions thereof, as disclosed by instrument recorded September 17, 1976 in Volume M76 at page 14622, Microfilm Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, granted to Southern Oregon Broadcasting Company, an Oregon corporation, dba SO Cable TV, as disclosed by instrument recorded January 21, 1976 in Volume M76 at page 972, Microfilm Records of Klamath County, Oregon.

(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 as specifically set forth hereinabove

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 \$ 33,500.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of August, 1977; 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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath
August 2, 1977

} ss.

Personally appeared the above named

Homer A. Barnes and Hazel J. Barnes

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-78

STATE OF OREGON, County of

) ss.

Personally appeared _____, 19____

and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the _____ day of _____, 19____

at _____ o'clock M., and recorded in book _____ on page _____ or as

file/reel number _____
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter C. Schubertson
3930 Lamarada Way
Klamath Falls, OR 97603

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

NAME, ADDRESS, ZIP

ck 3500

EXHIBIT "A"

A parcel of property located in Lot 5, Block 12 of 4th Addition to Winema Gardens, Klamath County, Oregon. More particularly described as follows:

Beginning at a point on the West line of said Lot 5, said point being South, a distance of 70.40 feet from the Northwest corner of said Lot 5; thence North, along the West line of said Lot 5, a distance of 50.68 feet, to a point being South, a distance of 19.72 feet from the Northwest corner of said Lot 5; thence North $84^{\circ} 53' 42''$ East, a distance of 112.37 feet, to a point on the East line of said Lot 5, said point being South $05^{\circ} 06' 18''$ East, a distance of 9.76 feet from the Northeast corner of said Lot 5; thence South $05^{\circ} 06' 18''$ East, along the East line of said Lot 5, a distance of 60.92 feet; thence West, along a line 70.40 feet when measured at right angles and parallel to the North line of said Lot 5, a distance of 117.37 feet, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal S&L the 23rd day
of November A.D., 19 93 at 10:30 o'clock A M. and duly recorded in Vol. M93
of Deeds on Page 30986

Evelyn Biehn County Clerk

By Annette Mueller

FEE \$35.00