

12-29-93A11:50 RCVD

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

WARRANTY DEED
MTC 31854-11

KNOW ALL MEN BY THESE PRESENTS, that JAMES WILLIE BARNES JR. and JACQUELINE ANN BARNES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT C. MC LALLEN and SANDRA A. MC LALLEN, 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 appurtenances, fixtures and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 18 in Block 8 Tract 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930." 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 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 \$ 81,000.00

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 21 day of December, 1993; 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.
December 21, 1993

Personally appeared the above named
JAMES WILLIE BARNES JR.
JACQUELINE ANN BARNES

James Willie Barnes Jr.
JAMES WILLIE BARNES JR.
Jacqueline Ann Barnes
JACQUELINE ANN BARNES

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

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires: 12/7/97



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

~~JAMES WILLIE BARNES JR. and JACQUELINE ANN BARNES~~

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 29th day of Dec, 1993 at 11:50 o'clock A.M. and recorded in book M93 on page 35114 or as file/reel number 73604.
Record of Deeds of said county.
Witness my hand and seal of County office.

(GRANTOR'S NAME AND ADDRESS)	ROBERT C. MC LALLEN and SANDRA A. MC LALLEN 3872 RIO VISTA KLAMATH FALLS, OR 97603
(GRANTEE'S NAME AND ADDRESS)	ROBERT C. MC LALLEN and SANDRA A. MC LALLEN 3872 RIO VISTA KLAMATH FALLS, OR 97603
(NAME ADDRESS TO)	ROBERT C. MC LALLEN and SANDRA A. MC LALLEN 3872 RIO VISTA KLAMATH FALLS, OR 97603

Evelyn Riehn, County Clerk
Recording Officer
Quinn

Fee \$30.00