80756 05-10-94A10:19 RCVD **MOUNTAIN TITLE COMPANY** Vol. m94 Page 14706

WARRANTY DEED

MTC 32856 KW

KNOW ALL MEN BY THESE PRESENTS, That ALFRED S. BARKER and HELEN L. BARKER, as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* ALICE LEWIS and JESSE W. MARTIN, with rights of survivorship *, 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 215 of MILLS SECOND ADDITION to the City of Klamath Falls, 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 $ 37,900.00 ~~[illegible]~~

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 9th *day of* May *, 19*94*; 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.*

Alfred S. Barker
ALFRED S. BARKER

Helen L. Barker
HELEN L. BARKER

STATE OF OREGON,
County of Klamath *) ss.*
May 9 *, 19*94*.*

Personally appeared the above named ALFRED S. BARKER
HELEN L. BARKER

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

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97

OFFICIAL SEAL
JESSICA WHITLATCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029491
MY COMMISSION EXPIRES NOV 07, 1997

STATE OF OREGON, County of _____ *) ss.*
The foregoing instrument was acknowledged before me this _____ *, 19* ___ *, by* _____ *, president, and by* _____ *, secretary of* _____ *a* _____ *corporation, on behalf of the corporation.*

Notary Public for Oregon _____
My commission expires: _____ *(SEAL)*

ALFRED S. and HELEN L. BARKER
5125 Mazama Avenue
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

ALICE LEWIS and JESSE W. MARTIN
130 Washington
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
ALICE LEWIS and JESSE W. MARTIN
130 Washington
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
~~ALICE LEWIS and JESSE W. MARTIN~~
130 Washington
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*
I certify that the within instrument was received for record on the 10th *day of* May *, 19* 94 *, at* 10:19 *o'clock* A *M., and recorded in book* M94 *on page* 14706 *or as file/reel number* 80756 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $30.00

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