

97339

MOUNTAIN TITLE COMPANY

Vol. M95 Page 7698

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
ANN M. PETRIC

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
THOMAS A. BARTH, 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, describe as follows, to-wit:

Lot F of SUBDIVISION OF ENTERPRISE TRACT, NO. 24, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

3409-0038D-1500

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

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 \$ 350,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole/
part of the 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 29th day of March, 19 95;
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.
March 29, 19 95

ANN M. PETRIC

Personally appeared the above named _____
ANN M. PETRIC

_____ and acknowledged the foregoing instrument
to be her voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



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)

ANN M. PETRIC
P.O. BOX 1395
KLAMATH FALLS OR 97601
GRANTOR'S NAME AND ADDRESS

THOMAS A. BARTH
727 THIRD AVE
SAN FRANCISCO CA 94118
GRANTEE'S NAME AND ADDRESS

After recording return to:
THOMAS A. BARTH
727 THIRD AVE
SAN FRANCISCO CA 94118
NAME, ADDRESS, ZIP

Until a change is requested all statements shall be sent to the following address:
THOMAS A. BARTH
727 THIRD AVE
SAN FRANCISCO CA 94118
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was
received for record on the 31st
day of March, 19 95,
at 10:42 o'clock A M., and recorded
in book M95 on page 7698 or as
file/reel number 97339,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co Clerk

By Synetha M. Letty Recording Officer
Deputy

FEE: \$30.00

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03-31-95A10:22 RCVD

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