

CK

36491

WARRANTY DEED
K-40810

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KNOW ALL MEN BY THESE PRESENTS, That David F. and Helen E. Barnett

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Wesley E. and Kay M. Sine

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:

Lots 3, 4, and 5 in Block 2; Lots 1, S $\frac{1}{2}$ 2, S $\frac{1}{2}$ 3, All 4, 5, 6, 7, 8 and 9 in Block 3 Idlerest, according to the official plat thereof on file in the office of the County Clerk 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

See Attached Exhibit A which is incorporated herein by reference.

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 \$45,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (If the 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 September, 1988; 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.

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.

David F. Barnett, Jr.
Helen E. Barnett

STATE OF OREGON,

County of Klamath

September 1, 1988

Personally appeared the above named

David F. Barnett, Jr. and

Helen E. Barnett

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-19-88

STATE OF OREGON, County of _____ ss.

_____, 19____

Personally appeared _____ 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: _____

(If executed by a corporation, affix corporate seal)

David F. & Helen E. Barnett

1201 Chehalem Drive

Modesto, CA 95350

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wesley E. & Kay M. Sine

1803 Carlson Drive

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Wesley E. & Kay M. Sine

1803 Carlson Drive

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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 _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT A

Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. Taxes for 1988-89 are now a lien but not yet payable.
2. Grant of Right of Way, including the terms and provisions thereof, by and between Holger B. Jacobsen, et. al. to The California Power Company, dated July 25, 1961, recorded January 5, 1962 in Volume 334 page 586, Deed records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title
of April A.D. 19 97 at 2:56 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 12241

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Rose