

FORM No. 702—SPECIAL WARRANTY DEED (Individual or Corporate)

MTCL396-9435

RECORDING LAW PUBLISHING CO., PORTLAND, ORE. 97208

67768

SPECIAL WARRANTY DEED

Vol. M98 Page 37429

KNOW ALL MEN BY THESE PRESENTS, That **KENNETH A. BARROWS and CHRISTINE S. BARROWS, husband and wife**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **THOMAS MASSEY**

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

The Southerly 61 feet of Lots 30, 31, and 32, all in Block 7, INDUSTRIAL 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.
Tax Lot No: 3809 033BD 03500

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

AMERINTLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,500.00

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 **15** day of **August**, 19 **88**; 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.

X Kenneth A. Barrows
KENNETH A. BARROWS

X Christine S. Barrows
CHRISTINE S. BARROWS

County of **CARLETON** } ss.
15 August, 19 **88**

STATE OF OREGON, County of **CARLETON** } ss.
PROVINCE OF ONTARIO, **15 AUGUST 1988**

Personally appeared the above named **KENNETH A. BARROWS and CHRISTINE S. BARROWS**, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared **KENNETH A. BARROWS and CHRISTINE S. BARROWS**, 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

Notary Public for Oregon
My commission expires: **2000**

and that she next attested to the foregoing instrument in 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: **2000**

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: **2000**

KENNETH A. BARROWS and CHRISTINE S. BARROWS, husband and wife
GRANTOR'S NAME AND ADDRESS
THOMAS MASSEY

STATE OF OREGON,
County of **Klamath** } ss.

I certify that the within instrument was received for record on the **12th** day of **October**, 19 **98**, at **3:19** o'clock P.M., and recorded in book/roll/volume No. **M98**, on page **37429** or as fee/title/instrument/microfilm/reception No. **67768**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By **Kathleen P. Ross** Deputy

GRANTEE'S NAME AND ADDRESS
Thomas Massey
617 1/2
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Same - no change

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00