

2# 0140-412 N.E. Co Title 1-24704

FORM No. 632—WARRANTY DEED (Individual or Corporate).

1-1-74

92450

WARRANTY DEED

STATION 11/11/74 Page 0522

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. PARSONS and RUTH M. PARSONS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARWIN T. CARLSON and MARCIA A. CARLSON, 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, 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:

Lot 4 in Block 5 of FIRST ADDITION TO MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Acreage & use limitations under provisions of the U.S. Statutes and regulations issued thereunder;
2. Utility easement and set-back lines as disclosed on the recorded plat of FIRST ADDITION TO MOYINA MANOR;
3. Rules, regulations, liens & assessments of South Suburban Sanitary District;
4. Right-of-way/easement along the Southerly 6 feet of Lot 4, Block 5, including the terms & provisions thereof, dated 8/13/69, recorded 9/18/69, in M69 page 8088, between Grantor & Pacific Power & Light Co.

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

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 \$ 36,000.00

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 24th day of July, 1974; 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.

(If executed by a corporation, affix corporate seal)

NEVADA

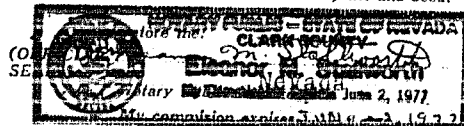
STATE OF OREGON

County of Clark

July 24, 1974

Personally appeared the above named John H. Parsons and Ruth M. Parsons

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



STATE OF OREGON, County of

Personally appeared

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

John H. Parsons and Ruth M. Parsons

Garwin T. Carlson and Marcia A. Carlson

After recording return to:

First Federal Savings and Loan
2943 South 6th Street
Klamath Falls, Oregon 97601

First Federal Savings and Loan
2943 South 6th Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1974, at o'clock M., and recorded in book on page or as file/real number Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

10522

4. (Continued) for electric transmission and distribution;
5. Easement, including the terms and provisions thereof, dated
October 16, 1973, recorded October 17, 1973, in Volume M73 page
13962, records of Klamath County, Oregon, for gas line in favor
of California Pacific Utilities Company.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 28th day of AUGUST A. D. 1974 at 11:23 o'clock A.M., and
duly recorded in Vol. M 74, of DEEDS on Page 10522

Wm D. MILNE, County Clerk

FEE \$ 4.00

Hazel Dray

REC-23 11 23 AM 1974
FILED
CLERK
\$ 4.00
10522