

01640

MTC 1629-3902

Vol. 77 Page 15631

STATE OF OREGON, PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. FISHER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM THOMAS PARKS and SANDRA KAY PARKS, 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:

The southerly 48 feet of Lot 18 and the Northerly 32 feet of Lot 19 in Block 3 of SHADOW HILLS NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 19, Block 3, SHADOW HILLS NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being that portion 12.1 feet in width parallel to but 32.00 feet Southerly of the Northerly line of said Lot 19.

SUBJECT TO:

1. Taxes for fiscal year 1977-78, a lien but not yet due and payable.
2. Reservations and restrictions in the dedication and on the plat of Tract No. 1031, Shadow Hills Subdivision No. 1.
3. Restrictions as shown on recorded plat of Shadow Hills No. 1.
4. Utility easements as delineated on the recorded plat along the rear 8 feet of property.
5. Easement created by instrument recorded December 21, 1962 in Vol. 342, page 155, Deed Records of Klamath County, Oregon in favor of PP&L for transmission line right of way.

(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.

EXCEPT THOSE AS SET FORTH ABOVE

and that grantor will warrant and forever defend the above granted 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 \$ 34,900.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 23rd day of August, 1977.

Charles A. Fisher

STATE OF OREGON, County of Klamath, ss. August 23, 1977.
Personally appeared the above named Charles A. Fisher

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

(OFFICIAL SEAL)

Before me, Lucille Estes
Notary Public for Oregon
My commission expires 9/24/80

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Fisher

GRANTOR'S NAME AND ADDRESS

Parks

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. William T. Parks
1321 Summers Lane
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Dept. of Veteran's Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 24th day of AUGUST, 1977, at 3:19 o'clock P.M., and recorded in book M77 on page 15631 or as file/reel number 34640.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Recording Officer

FEE \$ 3.00

By Hazel Draz Deputy

Date
At

The mortgagor from encumbrance shall not be liable to pay all debt. Not to permit. Not to.