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17-74 37439

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That NICHOLAS CLAY CARR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MERLE L. PARKER and RAMONA T. PARKER, 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 39 and the Easterly 8 Feet of Lot 40, ROSELAWN SUBDIVISION OF BLOCK 70, BUENA VISTA 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, ALSO the North one-half of vacated alley adjacent thereto.

(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, easements or restrictions of record, common to the area or apparent on the face of the land

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 \$ 16,900.00

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 14th day of OCTOBER, 1977; 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.

Nicholas Clay Carr

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
OCTOBER 14TH, 1977.

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 _____

Personally appeared the above named Nicholas Clay Carr

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

_____, 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.

Belief me: *Harold A. Page*
Notary Public for Oregon
My commission expires: 4/24/81

Notary Public for Oregon
My commission expires: _____

Nicholas C. Carr
2401 Nile
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Merle L. and Ramona T. Parker
GRANTEE'S NAME AND ADDRESS

After recording return to:
Kla. First Fed.
540 Main
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Merle L. Parker
726 Roseway Dr.
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 17th day of OCTOBER, 1977, at 11:55 o'clock A.M., and recorded in book M77 on page 19802 or as file/reel number 37439, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. MILNE
Recording Officer
By *Harold A. Page* Deputy