

38173

FORM No. 633-1—WARRANTY DEED.

MTC #4454-B

Vol. M77 Page 20851

1967 S4

KNOW ALL MEN BY THESE PRESENTS, That FRANK E. McBain, JR. and BETTY J. McBain, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN G. PARSONS and JEAN L. PARSONS, 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 NE 1/4 of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Together with a perpetual, non-exclusive easement for ingress and egress over the following described parcel of real property situated in Klamath County, Oregon, to wit: The East 60 feet of Government Lot 2, lying Southerly of State Highway #140 and the East 60 feet of Government Lot 3 and the East 60 feet of the NE 1/4 of Government Lot 4, Section 31, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Land Status Report recorded August 15, 1958 in Volume 302, page 124, Deed Records of Klamath County, Oregon.
3. Right of Way, including the terms and provisions thereof, recorded December 6, 1973 in Volume M73 at page 15786, Microfilm Records 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 except as specifically set forth hereinabove.

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 \$8,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 28th day of October, 1977.

STATE OF OREGON, County of Klamath, ss. October 28, 1977.
Personally appeared the above named Frank E. McBain, Jr. and Betty J. McBain

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

(OFFICIAL SEAL)

Before me:

Darlene J. Addington

Notary Public for Oregon

My commission expires March 22, 1981.

NOTE—The sentence between the symbols (1). If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Steven G. Parsons
Star Route 2
Sprague River Oregon 97

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

Mrs. Steven G. Parsons
Star Route 2
Sprague River Oregon

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of OCTOBER, 1977, at 3:01 o'clock P.M., and recorded in book M77 on page 20851 or as file/reel number 38173.

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

WM. D. MILNE

Recording Officer

By: [Signature] Deputy

FEE \$ 3.00