

43867

## WARRANTY DEED

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3806

KNOW ALL MEN BY THESE PRESENTS, That DAVID C. GROVES and LINDA M. GROVES, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELOS B. PARKS, Jr., 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:

Lots 7, 8, 9, and 9A in Block 71, BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon, also known as 2002 Oregon Avenue, Klamath Falls, 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

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 \$100,000.00.

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 28th day of February, 1978; 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)

David C. Groves

Linda M. Groves

STATE OF OREGON,  
County of Klamath  
February 28, 1978

STATE OF OREGON, County of Klamath, 1978.  
Personally appeared

Personally appeared the above named DAVID C. GROVES and LINDA M. GROVES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Danna L. Rogers  
Notary Public for Oregon  
My commission expires: 6/28/81

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)

Mr. and Mrs. David C. Groves  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. Delos B. Parks, Jr.  
207 Boivin Building  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. Delos B. Parks, Jr.  
207 Boivin Building  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. Delos B. Parks, Jr.  
207 Boivin Building  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28 day of February, 1978, at 4:01 o'clock P.M., and recorded in book M78 on page 3806 or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By Danna L. Rogers Deputy

Fee \$3.00