

1-1-74

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WARRANTY DEED

Vol. 780 Page 14248

KNOW ALL MEN BY THESE PRESENTS, That

EDITH M. PARSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RANDALL LYNN POLLARD

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 5, Block 24, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. Reservations and restrictions as contained in plat dedication, to wit: "subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

2. Reservations and restrictions as contained in Deed of Tribal Property recorded in Volume 313, page 275, Records of Klamath County, Oregon, as follows:

"subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way or record, and there is hereby reserved

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$3,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 July 14 day of July, 1980; 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.

Edith M. Parson  
Edith M. Parson

(If executed by a corporation,  
affix corporate seal)

STATE OF OHIO  
Tuscarawas

County of

July 14

Personally appeared the above named  
Edith M. Parson

STATE OF OREGON, County of Tuscarawas ss.

Personally appeared

Edith M. Parson

and

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 be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Margaret A. GrimmNotary Public for OHIO

My commission expires:

(OFFICIAL SEAL)

MARGARET A. GRIMM

Notary Public, Tuscarawas County, Ohio

My Commission Expires Jan. 3, 1982

Edith M. Parson  
224 Railroad Drive SE,  
Strasburg, Ohio 44680  
GRANTOR'S NAME AND ADDRESS

Randall L. Pollard  
General Delivery  
Sprague River, OR 97639  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Randall L. Pollard  
General Delivery  
Sprague River, OR 97639  
NAME, ADDRESS, ZIP

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

Randall L. Pollard  
General Delivery  
Sprague River, OR 97639  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-  
ment was received for record on the  
..... day of ....., 19.....,  
at ..... o'clock ..... M., and recorded  
in book/reel/volume No. .... on  
page ..... or as document/fee/file/  
instrument/microfilm No. ....  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

80 JUL 31 PM 2 17

KNOW ALL MEN BY THESE PRESENTS, THAT  
EDITH M. PARSON  
hereinafter called  
RANDELL LYNN FOLLARD  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and his successors and assigns, that certain real property, with the easements, hereditaments and appurtenances thereto in anywise belonging or appertaining, situated in the County of Klamath  
Lot 5, Block 24, KLAMATH FOREST ESTATE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon  
SUBJECT, however, to the following  
Reservations and restrictions as contained in the deed of record to wit:  
"subject to a 16-foot easement centered on the base line of all lots for future public utilities and to all easements and reservations of record"  
Reservations and restrictions as contained in deed of Title Property recorded in Volume 113, page 125, records of Klamath County, Oregon, as follows:  
"subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way or record, and there is hereby reserved to have and to hold the same unto the said grantee and his successors and assigns forever  
And said grantee hereby covenants to and with said grantee and his successors and assigns that which is lawfully owned in the above granted premises free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.  
and that

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Continued from the front:  
any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States (Dept. Instr. January 13, 1916 44 L. D. 513)"  
Edith M. Parson  
Wm D. Milne, County Clerk

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
his 13th day of July A. D. 1980 at 2:17 clock P. M., o.  
July recorded in Vol. 14248 of Deeds on Page 14248

Wm D. MILNE, County Clerk  
v. Bernetha H. Hetch

Fee \$7.00

STATE OF OREGON  
County of Klamath  
I certify that the within instrument was recorded in the public records of this county on the 13th day of July, 1980, and is a true and correct copy of the original as the same appears of record in the County Clerk's office.  
Notary Public for Oregon  
My Commission Expires

Edith M. Parson  
324 Railroad Drive SE  
Sistersburg, Ohio 44680  
Ranndall L. Follard  
General Delivery  
Furnace River, OR 97632  
Ranndall L. Follard  
General Delivery  
Furnace River, OR 97632  
Ranndall L. Follard  
General Delivery  
Furnace River, OR 97632