

1-1-74

89190

WARRANTY DEED

Vol. 1780 Page 16728

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. PARKS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERTO MENDEZ and STELLA MENDEZ, husband and wife

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:

PARCEL ONE:

Lot 6, in Block 5, as shown on the map entitled "FAIRHAVEN HEIGHTS, KLAMATH COUNTY, OREGON", filed in the office of the County Clerk, Klamath County, State of Oregon.

PARCEL TWO:

The North 50 feet of Lot 21, in Block 40, as shown on the map entitled "WEST KLAMATH", now vacated, filed in the office of the County Clerk, Klamath County, State of Oregon.

SUBJECT TO: 1. 1980-81 taxes, a lien in an amount to be determined, but not yet payable. 2. An easement, created by instrument, including the terms and provisions thereof, dated July 13, 1926, recorded July 17, 1926 in Vol. 72, Page 146, Klamath County Deed Records, in favor of The California Oregon Power Company, (CONTINUED ON REVERSE)

(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 set forth above and those apparent on the land

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 \$25,000.00

the whole of the consideration (including taxes, interest, and other charges) is \$25,000.00. (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 4th day of September, 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.

Donald R. Parks
DONALD R. PARKS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 4, 1980

STATE OF OREGON, County of

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

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: 5-6-84

Donald R. Parks

GRANTOR'S NAME AND ADDRESS

Roberto and Stella Mendez

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roberto and Stella Mendez

Route 3, Box 224 F

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument 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/tee/tile/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

280 SEP 4 AM 9 57

