

2469

MTC-10434

WARRANTY DEED

Vol. 13310 Page 13310

KNOW ALL MEN BY THESE PRESENTS, That ROBERT R. PARKER and GOLDA E. PARKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALICE M. THOMAS

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 North 326 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM TOGETHER WITH a road easement 30 feet wide over the Northerly 30 feet and the Westerly 30 feet of parcel 1 of Major Partition #30-38, Klamath County, Oregon and that road easement recorded in Volume M80, page 8260 of Klamath County, Oregon, deed records.

SUBJECT, however, to the following:

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. Right of way easement, including the terms and provisions thereof,

(for continuation of exceptions, see reverse side)

(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 \$16,200.00

(The sentence between the symbols ©, if not applicable, should be deleted. See O.R.S. 93.030.)

In construing this deed and when 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 20th day of July, 1981; 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.

Robert F. Parker
Robert F. Parker

Golda E. Parker
Golda E. Parker

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 20, 1981

Personally appeared the above named Robert R. Parker and Golda E. Parker.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 16, 1984

STATE OF OREGON, County of

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Robert F. & Golda E. Parker
P.O. Box 805
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Alice M. Thomas
P.O. Box 131
Canyon City, OR 97820

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

Alice M. Thomas
P.O. Box 131
Canyon City, OR 97820

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

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/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

000000

24 OCT 1964

the group was heavily involved in the...
...the group was heavily involved in the...
...the group was heavily involved in the...

[illegible]

Information on or received from:

1. Rights of the public and of any portion of the public to use the public lands for purposes of recreation, roads or highways.

2. Right of representation, including the power and method thereof.

(see however see, especially by distribution of)

13311

13311

[illegible]

(exceptions continued from front side

Dated: May 6, 1981

Recorded: May 22, 1981

Volume: 181, page 9090, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company

In favor of: Pacific Power and Light Company

3. A 30 foot easement along the Northerly boundary of the above described property as shown on Major Partition #80-38.

4. A road easement over a portion of the above described real property being further described as follows:

Beginning at a point which is North 89°48'06" East 700.17 feet and South 00°05'25" East 30.00 feet from the Northwest corner of the

East 30.00 feet from the Northwest corner of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence South 00°05'25" East 40.00 feet to a point; thence North 62°06'07" West 84.93 feet to a point; thence North 89°48'06" East 75.00 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of Mountain Title Co.

this 24th day of July A.D. 19 81 at 3:33 o'clock P., and

duly recorded in Vol. M81 of Deeds on a 13310

EVLYN BIEHN, Cour.:

By Berntha H. Petock

Fee \$7.00

I am very glad to hear that you are well and hope you are enjoying your trip. I am well and hope you are enjoying your trip. I am well and hope you are enjoying your trip.