

42347

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VERNON H. GAUTHIER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD A. PARKER, CAROL PARKER, GENEVA R. SHORT, LEROY THOMPSON and GEORGIA THOMPSON, with right of survivorship, 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:

PARCEL 1: All of Lots 5, 6, 7, 8, 9 and 10 in Block 3, in ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

PARCEL 2: Beginning at the Northwest corner of Lot 10, Block 3, ST. FRANCIS PARK, in the County of Klamath, State of Oregon, thence Southeasterly along the Westerly boundary line of Lot 10 to the Southwest corner of said Lot 10; thence West a distance of 20.25 feet, more or less, to the Easterly boundary line of Lots 11 to 22 of said Block 3; thence Northwesterly along the said Easterly boundary line of said Lots 11 to 22, to the Northeast corner of Lot 11 of said Block 3; thence East a distance of 20.25 feet, more or less, to the point of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, and Grantees accept the land, buildings, improvements and CONTINUED ON BACK... 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 \$ 90,000.00 .
 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 26 day of SEPTEMBER, 1984; 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.

VERNON H. GAUTHIER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
 SEPTEMBER 26, 1984

Personally appeared the above named
 VERNON H. GAUTHIER

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires 2-28-86

STATE OF OREGON, County of) ss.
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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

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 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:

VERNON H. GAUTHIER

1925 21st St., N. E.

Salem, OR 97303

GRANTOR'S NAME AND ADDRESS

DONALD A. PARKER, et al

P. O. Box 709

Lakeview, OR 97630

GRANTEE'S NAME AND ADDRESS

After recording return to:

DONALD A. PARKER, et al

P. O. Box 709

Lakeview, OR 97630

NAME, ADDRESS, ZIP

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

DONALD A. PARKER, et al

P. O. Box 709

Lakeview, OR 97630

NAME, ADDRESS, ZIP

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 on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

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all other aspects of the property in their present condition, "as is", including latent defects, without any representations or warranties, expressed or implied, unless they are in writing signed by the Grantor,

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 18th day of October 19 84
at 10:33 o'clock A. M. and du
recorded in Vol. M84 of Deeds

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EVELYN SEIN, County Clerk

By Sam Smith Deputy

Fee 8.00 Index: \$1.00