

49061

Vol. 185 Page 2685

KNOW ALL MEN BY THESE PRESENTS, That ROBERT P. KINGZETT and WENDY B. KINGZETT, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by L. W. PARK and AGNES PARK, 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:

Lot 11, Block 36, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 stated on the reverse side 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 \$ 45,000.00. 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 23rd day of May, 1985; 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)

ROBERT P. KINGZETT

WENDY B. KINGZETT

STATE OF OREGON, County of Klamath

Personally appeared

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON

County of Klamath

Personally appeared the above named

ROBERT P. KINGZETT and WENDY B. KINGZETT

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/87

Robert P. Kingzett & Wendy B. Kingzett
3333 Shasta Way # 32
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

L. W. Park & Agnes Park
Box 77 RR 8
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of May, 1985,

at 10 o'clock P.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.

By Recording Officer
Deputy

SUBJECT TO:

1. Reservations as contained in Deed from Klamath Development Company recorded January 9, 1915, in Volume 43, page 227, Deed Records of Klamath County, Oregon.
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: August 1, 1977
Recorded: August 8, 1977
Volume: M77, page 14304, Microfilm Records of Klamath County, Oregon
Amount: \$28,000.00
Grantor: Stephen L. Warden and Kathy L. Warden, husband and wife
Trustee: William L. Sisemore
Beneficiary: First Federal Savings & Loan Association

Assignment of Mortgages or Deeds of Trust, including the terms and provisions thereof,

Dated: June 29, 1981
Recorded: June 30, 1981
Volume: M81, page 11802, Microfilm Records of Klamath County, Oregon
To: Oregon Trail Savings and Loan

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed in full.

3. Hot Water Well Agreement, including the terms and provisions thereof,
Dated: February 14, 1983
Recorded: February 18, 1983
Volume: M83, page 2624, Microfilm Records of Klamath County, Oregon
By and between: Steve G. Eccles and Marsha L. Eccles, husband and wife
And: Robert Kingzett and Wendy B. Kingzett, husband and wife

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
this 23rd day of May A. D. 19 85 at 2:34 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 7685.

By EVELYN BIEHN, County Clerk
[Signature]

Fee: \$9.00