

KNOW ALL MEN BY THESE PRESENTS, That Evelyn Ellen Sturdivant hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Wayne Parker 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 4, Block 43, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

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 on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 38,100.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 25th day of June, 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.

X Robert Sturdivant

ROBERT STURDIVANT as attorney-in-fact for EVELYN ELLEN STURDIVANT

STATE OF OREGON, County of Washington, 19 85 ss.

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.

Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

STATE OF OREGON, County of Washington, 19 85 ss.

Personally appeared the above named ROBERT STURDIVANT as attorney-in-fact for EVELYN ELLEN STURDIVANT, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Betty E. Lazack Notary Public for Oregon My commission expires: 7-28-86 (OFFICIAL SEAL)

Evelyn Ellen Sturdivant

GRANTOR'S NAME AND ADDRESS John Wayne Parker 2211 California Ave. Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS After recording return to: Per Grantee NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Per Grantee 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/record number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Transmission line easement, including the terms and provisions thereof, given by Harry Waggoner, also known as H. R. Waggoner, and Norma Elaine Waggoner, also known as Norma E. Wagoner, to the United States of America dated August 7, 1952, recorded August 29, 1952 in Volume 256, page 438, Deed Records of Klamath County, Oregon, said easement assigned to California Oregon Power Company by Quitclaim Deed dated March 31, 1954, recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.
3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: October 17, 1978

Recorded: October 18, 1978

Volume: M78, page 23407, Microfilm Records of Klamath County, Oregon

Amount: \$37,900.00

Mortgagor: Fred Perkins and Sheryl Perkins, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans Affairs

Said mortgage buyer herein agrees to assume and pay.

"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."

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 27th day of June A. D. 19 85 at 12:33 o'clock P M., and
duly recorded in Vol. M85, of June on Page 9873

EVELYN BIEHN, County Clerk

By 

Fee: \$9.00