

OA

50716

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEVEN G. PARSONS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD M. REMSTEDT and SHAREN J. REMSTEDT, husband and wife, 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:

N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

(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

SEE ATTACHED EXHIBIT "A"

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 \$22,400.00

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 ①, 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 5th day of July, 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.

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.

STATE OF OREGON,

County of Klamath } ss.
July 5, 1985

Personally appeared the above named
Steven G. Parsons

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, 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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. & Mrs. Clifford M. Remstedt
P.O. Box 91
Beatty, Or 97621

NAME, ADDRESS, ZIP

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

Mrs. & Mrs. Clifford M. Remstedt
P.O. Box 91
Beatty, Or 97621

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 fee/file/instrument/microfilm/reception 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

85 JUL 5 PM 1 48

EXHIBIT "A"

10412

Subject to:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Restrictions as disclosed by Land Status Report recorded August 15, 1958 in Book 302 at pages 124 and 126.
3. Easement, including the terms and provisions thereof, recorded December 6, 1973 in Book M-73 at page: 15786.
4. Easement, including the terms and provisions thereof, recorded November 29, 1973 in Book M73 at page: 15504, recorded October 31, 1977 in Book M-77 at page: 20851, recorded January 23, 1978 in Book M-78 at page: 1362.
5. Easement, including the terms and provisions thereof, recorded September 20, 1979 in Book M-79 at page: 22420.
6. Trust Deed, including the terms and provisions thereof, recorded December 20, 1983 in Book M-83 page: 21663 in favor of Klamath First Federal Savings and Loan Association, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.
7. Easement, including the terms and provisions thereof, recorded August 3, 1984 in Book M-84 at page: 13351.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 5th day of July A. D. 1985 at 1:48 o'clock P M., and
duly recorded in Vol. M85, of Deeds on Page 10411

By Evelyn Biehn County Clerk

Fee \$9.00