

56360

Vol. 1065 Page 20340

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES W. HANSEN & MARIAN E. HANSEN,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROSS E. PARSON and MARGARET D. PARSON, 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 4 in Block 26, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable law and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department."

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 shown on the reverse of this deed and those of record and 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 \$ 2,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORES 91.030.)

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 11th day of December, 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)

STATE OF OREGON
County of Columbia } ss.
December 11, 1985

Personally appeared the above named

Charles W. Hansen
& Marian E. Hansen

and acknowledged the foregoing instrument as their voluntary act and deed.

Before me:

Mary Liane Greenway
Notary Public for Oregon
My Commission Expires June 27, 1987



STATE OF OREGON, County of Columbia } ss.
December 11, 1985

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 the hall 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 June 27, 1987

(OFFICIAL SEAL)

Charles W. Hansen & Marian E. Hansen

GRANTOR'S NAME AND ADDRESS

Ross E. Parson & Margaret D. Parson
P. O. Box 283
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Columbia } ss.

I certify that the within instrument was received for record on the day of December, 1985, at 10 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.

By

Recording Officer
Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, due and payable.
Amount: \$110.72 plus interest. Account No.: 3510-23D0-1700
2. Reservations and easements as contained in plat dedication, to wit:
"subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
3. Reservations as contained in Deed of Tribal Property recorded June 11, 1959 in Volume 313, page 275, Deed Records of Klamath County, Oregon, United States of America to James F. Coburn, et al, to wit:
"subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ December _____ A.D., 19 85 at 10:45 o'clock _____ A _____ M., and duly recorded in Vol. M85
of _____ Deeds _____ on Page 20340

FEE \$9.00

Evelyn Biehn, County Clerk
By _____