

05857829

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GLEN D. COX and NANCY L. COX, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARTHUR S. PARCO and JENNIFER LEE PARCO, 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:

Lot 1, Block 64, to the CITY OF MALIN, 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 land use laws and regulations. Before signing or accepting this instrument, the person acquiring title to the property 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

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 \$ 40,400.00

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 31st day of January, 1986; 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.

Glen D Cox
GLEN D. COX

Nancy L Cox
NANCY L. COX

STATE OF OREGON, County of _____, 19____ 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.

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

STATE OF OREGON } ss.
County of Klamath
January 31, 1986

Personally appeared the above named GLEN D. COX and NANCY L. COX, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
(OFFICIAL SEAL) Notary Public for Oregon My commission expires: 11/16/87

Glen D. Cox & Nancy L. Cox
P.O. Box 418
Malin, OR 97632
GRANTOR'S NAME AND ADDRESS

Arthur S. Parco & Jennifer Lee Parco
P.O. Box 446
Malin, OR 97632
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, } ss.
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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. 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: April 27, 1982
 Recorded: May 14, 1982
 Volume: M82, page 6014, Microfilm Records of Klamath County, Oregon
 Amount: \$27,500.00
 Grantor: Glen D. Cox and Nancy L. Cox, husband and wife
 Trustee: Transamerica Title Insurance Co.
 Beneficiary: David A. Cacka and Monica N. Cacka, husband and wife

The Grantees named on the reverse side of this deed do not agree to assume and pay the above described Trust Deed and the Grantors agree to hold the Grantees harmless therefrom.

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

on this 31st day of Jan. A.D., 19 86
 at 10:13 o'clock A M. and duly recorded
 in Vol. M86 of Deeds Page 1869
 Evelyn Biehn, County Clerk
 By [Signature]
 Fee, \$9.00 Deputy.

