

62635

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JEFFREY J. MULVIHILL and SUE MULVIHILL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY RICHARD PARKER and RUTH T. PARKER, 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:

Lots 5 and 6, Block 12, ST. FRANCIS PARK, in the County of Klamath, State of Oregon, TOGETHER WITH the North 10 feet of the vacated alley lying immediately South of the above described property.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

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 fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 \$ 29,465.98

However, the above consideration shall not be deemed to include any amount paid for the purchase of any interest in the property, which is the whole consideration for the property. 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 18th day of June, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.

County of Klamath
June 18, 1986

Personally appeared the above named
JEFFREY J. MULVIHILL and SUE
MULVIHILL

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/13/87

JEFFREY J. MULVIHILL

SUE MULVIHILL

STATE OF OREGON, County of

, 19

Personally appeared and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Jeffrey J. Mulvihill & Sue Mulvihill
506 Addison Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Jerry Richard Parker & Ruth T. Parker
4650 Thompson Avenue
Klamath Falls, OR 97603
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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

- continued on the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Covenants, conditions and restrictions as shown on the recorded plat of St. Francis Park.
4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument including the terms and provisions thereof,
Recorded: December 1, 1938
Book: 119, page 71, according to the records of Klamath County, Oregon

5. 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: June 1, 1979

Recorded: June 4, 1979

Volume: M79, page 12872, Microfilm Records of Klamath County, Oregon

Amount: \$26,000.00

Grantor: Jeffrey J. Mulvihill and Sue Mulvihill

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named in this Warranty Deed agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 18th _____ day
of _____ June _____ A.D. 19 86 at 4:02 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds _____ on Page 10599

Evelyn Biehn, County Clerk
By _____

FEE \$14.00