

Aspen TITLE & ESCROW, INC. WARRANTY DEED (INDIVIDUAL)

S-30395

PAUL D. PARKER and MARY F. PARKER, husband and wife
convey(s) to RITA J. KOERBER all that real property situated in the
County of Klamath, State of Oregon, described as:
Lot 34, LAMRON HOMES, in the County of Klamath, State of Oregon

OCT 31 AM 10 45 '86

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 38,500.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols if not applicable. See OBS 83030X)~~

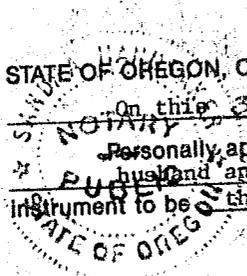
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 21 day of October,
19 86.

Paul D. Parker
Paul D. Parker
Mary F. Parker
Mary F. Parker

STATE OF OREGON, County of Klamath ss.

On this 30th day of October, 1986.

Paul D. Parker and Mary F. Parker,
husband and wife
Personally appeared the above named _____ and acknowledged the foregoing instrument to be their _____ voluntary act and deed.



Before me: Sandra Handreker
Notary Public for Oregon
My Commission Expires: 7-23-89

Paul D. Parker
Mary F. Parker
GRANTOR'S NAME AND ADDRESS
Rita J. Koerber
GRANTEE'S NAME AND ADDRESS
After recording return to:
Rita J. Koerber
4460 Homedale Road
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Rita J. Koerber
4460 Homedale Road
Klamath Falls, Oregon 97603
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/roll/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Deputy

NAME TITLE

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Lamron Homes.
4. Set back provisions as delineated on the recorded plat, 15 feet from front lot line.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof:

Recorded in Book	: 301
Page	: 380
Book	: 310
Page	: 638
6. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor	: Paul D. Parker and Mary F. Parker, husband and wife
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	: November 17, 1976
Recorded	: November 17, 1976
Book	: M-76
Page	: 18351
Amount	: \$29,450.00

 WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
7. Mortgage, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Mortgagor	: Paul D. Parker and Mary F. Parker, husband and wife
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs
Dated	: July 11, 1978
Recorded	: July 11, 1978
Book	: M-78
Page	: 14807
Amount	: \$4,300.00

 WHICH, said Mortgage, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ October _____ A.D., 19 86 at 10:45 o'clock A M., and duly recorded in Vol. 186
 of _____ Deeds _____ on Page 19696

FEE \$14.00

Evelyn Biehn, County Clerk
 By _____