

4115

WARRANTY DEED

Vol. m85 Page 15475

MTIC-2760P

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL G. PARSONS & JOYCE M. PARSONS,  
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN B. ANGLIM & SHERRI L. ANGLIM, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

The N $\frac{1}{2}$  of the NE $\frac{1}{4}$  lying Southwesterly of Sprague River Highway, Section 24, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3509-2400-400

"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 and the above granted premises, free from all encumbrances EXCEPT 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 \$ 35,000.00

~~XXXXXX THE FOREGOING CONSIDERATION IS NOT TO BE TAKEN AS EVIDENCE OF THE VALUE OF THE PROPERTY DESCRIBED HEREIN, BUT ONLY AS EVIDENCE OF THE CONSIDERATION PAID FOR THE TRANSFER OF THE PROPERTY DESCRIBED HEREIN. THE VALUE OF THE PROPERTY DESCRIBED HEREIN SHALL BE DETERMINED BY THE COURT IN THE EVENT OF A LITIGATION.~~

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 14th day of August, 19 89; 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.

Michael G. Parsons  
 Michael G. Parsons

Joyce M. Parsons  
 Joyce M. Parsons

STATE OF OREGON )  
 County of Douglas ) ss.  
August 11, 19 89

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19

Personally appeared the above named \_\_\_\_\_  
Michael G. Parsons & Joyce M. Parsons

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 acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed

\_\_\_\_\_ 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.

ELVA SCHRINER  
 NOTARY PUBLIC OREGON  
 My Commission Expires 7/23/91

Before me: Elva Schriener  
 (OFFICIAL SEAL) Notary Public for Oregon  
 My commission expires: 7/23/91

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

Michael G. & Joyce M. Parsons  
3065 Joanne Drive  
Robeurg, OR 97470

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of Aug., 19 89, at 4:32 o'clock P M., and recorded in book M89 on page 15475 or as file/reel number 4115

Record of Deeds of said county.

Witness my hand and seal of County affixed.

John B. Anglim & Sherri L. Anglim  
1038 Georgann Place  
Ripon, CA 95361

John G. & Sherri L. Anglim  
1038 Georgann Place  
Ripon CA 95366

John B. & Sherri L. Anglim  
1038 Georgann Place  
Ripon CA 95366

Evelyn Biehn, County Clerk

Recording Officer

Deanne Mullenbach, Deputy

Fee \$8.00