

4404 MTC-21912P

WARRANTY DEED

Vol. m89 Page 15962

KNOW ALL MEN BY THESE PRESENTS, That IRVIN W. CARNER JR. & THORA J. CARNER,
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called ROBERT L. PARSON & JENNIE L. PARSON, 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:

Lot 59, Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3611-4D0-1700

Subject to: Existing Trust Deed in favor of Dierland Roberts recorded in Volume M86, page 8449, Microfilm Records of Klamath County, Oregon, which buyers agree to assume and pay in full.

"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 \$ 10,900.00. ~~However, the above consideration is not intended to be a limitation on the grantor's obligation to defend the title to the premises, but only a statement of the consideration actually paid for the same. In the event the consideration actually paid for the same is not applicable, the consideration shall be deemed to be the full and true consideration for the same.~~

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 25th 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.

Irvin W. Carner, Jr.
Irvin W. Carner, Jr.

Thora J. Carner
Thora J. Carner

STATE OF OREGON,)
County of Klamath) ss.
8/25, 1989

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

Personally appeared the above named _____
Irvin W. Carner, Jr. & Thora J. Carner
Grantor

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
their voluntary act and deed.

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)

By B. J. Biehn
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8/16/92

Notary Public for Oregon
My commission expires:

IRVIN W. CARNER, JR. & THORA J. CARNER

PO Box 2
Sprague River OR 97639
GRANTOR'S NAME AND ADDRESS

ROBERT L. PARSON & JENNIE L. PARSON

HC 63 Box 597 K
Chiloquin OR 97624
GRANTEE'S NAME AND ADDRESS

ROBERT L. PARSON & JENNIE L. PARSON

HC 63 Box 597 K
Chiloquin OR 97624
NAME, ADDRESS, ZIP

ROBERT L. PARSON & JENNIE L. PARSON

HC 63 Box 597 K
Chiloquin OR 97624
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was
received for record on the 25th
day of Aug., 1989,
at 2:49 o'clock P.M., and recorded
in book M89 on page 15962 or as
file/reel number 4404,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Caroline Melendore Deputy

Fee \$8.00