

17590

MTC #23935-DN

WARRANTY DEED

Vol. M90 Page 14070

KNOW ALL MEN BY THESE PRESENTS, That

RUBY R. PARSONS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFF EDWARDS and DEANNA EDWARDS, 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 S1/2 of Lot 6, Block 6, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909 010CA 01000

"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 lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE 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 \$ 33,500.00

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.

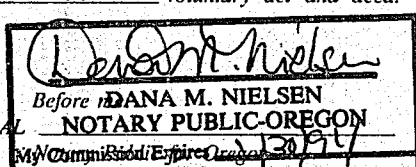
In Witness Whereof, the grantor has executed this instrument this 16th day of July, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Ruby R. Parsons
RUBY R. PARSONS

STATE OF OREGON,)
County of Klamath) ss.
July 16th, 19 90

Personally appeared the above named RUBY R. PARSONS

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



(OFFICIAL
SEAL)

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

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 _____, 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.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

RUBY R. PARSONS

3045 Laverne St
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

JEFF EDWARDS & DEANNA EDWARDS

4016 Altamont
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

JEFF EDWARDS & DEANNA EDWARDS

4016 Altamont
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
JEFF EDWARDS & DEANNA EDWARDS
4016 Altamont
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16 day of July, 19 90, at 1:37 o'clock PM, and recorded in book M90 on page 14070 or as file/reel number 17590

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

Bernetha J. Felsch Recording Officer
Deputy

28.00