

1723

MTC #252

-DN

WARRANTY DEED

Gideon S. Parker and

KNOW ALL MEN BY THESE PRESENTS, That  
Alice L. Parker, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
James R. Burson and Dona M. Burson, 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,  
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:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"This instrument will not affect 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 ALL  
THOSE ON 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 \$ 53,500.00

~~This instrument is subject to the provisions of the Oregon Land Use Regulations, which are hereby incorporated by reference into this instrument.~~  
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 19 day of October, 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.

Gideon S. Parker  
Gideon S. Parker

Alice L. Parker  
Alice L. Parker

STATE OF OREGON,  
County of Klamath  
October 19, 19 90

Personally appeared the above named  
Gideon S. Parker  
Alice L. Parker

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

Before me:

Notary Public for Oregon  
My commission expires:  
Dana M. Nielsen  
DANA M. NIELSEN  
NOTARY PUBLIC - OREGON  
My Commission Expires 1/30/91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_,  
a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)

Gideon S. Parker & Alice L. Parker	
GRANTOR'S NAME AND ADDRESS	
James R. Burson & Dona M. Burson	
GRANTEE'S NAME AND ADDRESS	
Said As Grantee	
NAME, ADDRESS, ZIP	
Send a check or money order to the following address:	
Said As Grantee	
NAME, ADDRESS, ZIP	

SPACE RESERVED  
FOR  
RECORDERS USE

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/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

21215

MTC NO: 22492

EXHIBIT "B"  
LEGAL DESCRIPTION

A tract of land situated in the W1/2 NW1/4 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 20 from which the Northwest corner of said Section 20, as marked by a 5/8 inch iron pin, bears Northerly 1835.80 feet; thence East 30 feet, more or less to a 5/8 inch iron pin on the Easterly right of way line of Cheyne Road; thence East 917.5 feet, more or less, to a 5/8 inch iron pin on the Southwesterly right of way line of the Southern Pacific Railroad; thence Northwesterly along said right of way line 1704 feet, more or less, to the West line of said Section 20; thence Southerly 1416.5 feet, more or less, to the point of beginning.

Reference recorded Survey No. 2549, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 4010 02000 00600

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Morgan Title Co. the 22nd day  
of Oct. A.D. 19 90 at 2:38 o'clock P. M., and duly recorded in Vol. M90  
of Book on Page 21214  
Evelyn Biehn - County Clerk  
By Pauline Muelendorp

FEE \$33.00