

23165

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WARRANTY DEED

Vol. mgd Page 23799

KNOW ALL MEN BY THESE PRESENTS, That FRED W. KOEHLER, JR. and ALEX D. KRENTEL, a general partnership dba KLAMATH COUNTRY CORNERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD M. SPARKS and MARIE L. SPARKS, 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, that 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:

That portion of Government Lot 24 lying Southwesterly of Highway No. 62 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian.

"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."

SUBJECT TO: The rights of the public in and to that portion of the premises herein described lying within the limits of State Highway No. 62.

MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except as stated above 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 \$ 18,000.00

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 5th day of September, 1985; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.

County of Klamath, }
September 12, 1985

Personally appeared the above named Fred W. Koehler, Jr., and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

By: Fred W. Koehler, Jr., a general partner

ALEX D. KRENTEL, a general partner (see notary reverse)
STATE OF OREGON, County of Klamath, } ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Fred W. Koehler, Jr. & Alex D. Krentel

GRANTOR'S NAME AND ADDRESS

Gerald M. Sparks & Marie L. Sparks

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald M. and Marie L. Sparks
2525 Fairgrounds Dr. #81
Vallejo, CA 94589

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

no change

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

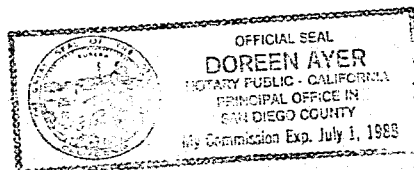
By: _____ Deputy

STATE OF CALIFORNIACOUNTY OF SAN DIEGO

ss.

ON SEPTEMBER 5, 19 85
before me, the undersigned, a Notary Public in and for said State, personally appeared
ALEX D. KRENTEL_____, known to me,
to be the person whose name is subscribed to the within Instrument,
and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



Notary Public in and for said State.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Nov. A.D., 19 90 at 2:42 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 23799.

Evelyn Biehn • County Clerk

By Doreen Muelendore

FEE \$33.00

WITHDRAWN

MTC	11-30-90	Doc. #23166	Vol.M90 Page	23801
				23802
				23803