

1909113521

FORM No. 633—WARRANTY DEED (Individual or Corporate).

MTC 25431

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29407

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jerry Vassallo and Rose Vassallo

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Delbert W. Sparks and Noranne 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:

A parcel of land situated in the NE1/4 SE1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the East line of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, from which the East corner of said Section 25 bears North 562.5 feet distant; thence South along said East line of Section 25, 195.00 feet; thence West 30.00 feet; thence North 30.00 feet; thence West 310.00 feet; thence Northwesterly 177.5 feet, more or less to a point which is 416.00 feet West of the point of beginning; thence East 416.00 feet to said point of beginning.

(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 those of record, apparent on the ground and common to the area

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 \$12,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of May, 1991; 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.

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 USE.

STATE OF OREGON

County of Klamath, 1991

Personally appeared the above named

JERRY VASSALLO AND ROSE VASSALLO

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of Klamath, 1991

Personally appeared _____ and _____

who, being duly sworn,

do hereby certify 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:

(If executed by a corporation, affix corporate seal)

Jerry & Rose Vassallo
521
Klamath Falls, OR 97627

Delbert W. & Noranne Sparks
8818 Oak Grove Rd.
Klamath Falls, OR 97601

After recording return to:
Klamath Trust Federal Svc
540 Main St.
Klamath Falls, OR 97601

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

15th day of May, 1991,

at 9:49 o'clock A.M., and recorded

in book/reel/volume No. M91 on

page 9127 or as fee/file/instru-

ment/microfilm/reception No. 29407.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Christine Mulendore Deputy

Fee \$28.00