

29972 MIC 25507

WARRANTY DEED

Vol. M91 Page 10154

KNOW ALL MEN BY THESE PRESENTS, That

PERRY O. PARMELEE, JR. and FRANCINE M. PARMELEE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT W. WESTERN and LAURA L. WESTERN, 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:

The Southerly 104.4 feet of TRACT 42 of PAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the West 5 feet of said tract conveyed to Klamath County for road purposes.

Subject to: Trust deed, including the terms and provisions thereof, dated September 25, 1978 recorded September 25, 1978 in Volume M91 at page 21221 Microfilm Records of Klamath County, Oregon, wherein the beneficiary is: Klamath First Federal Savings and Loan Association. The above Grantee hereby does not agree to assume and to pay in full this obligation.

MOUNTAIN TITLE COMPANY

"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 those apparent upon the land, if any, as 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 \$ 40,000.00

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 29 day of May, 19 91; 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.

STATE OF OREGON,)
County of Klamath) ss.
May 29, 19 91

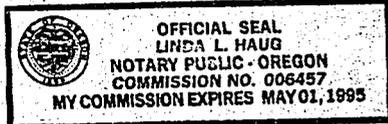
Perry O. Parmelee, Jr.
PERRY O. PARMELEE, JR.
Francine M. Parmelee
FRANCINE M. PARMELEE

Personally appeared the above named
PERRY O. PARMELEE, JR.
FRANCINE M. PARMELEE

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

Before me: Linda Haug
Notary Public for Oregon
My commission expires:

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 _____ (SEAL)
My commission expires:

PERRY O. PARMELEE, JR. and FRANCINE M. PARMELEE
10415 Windward Lane
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

ROBERT W. WESTERN and LAURA L. WESTERN
1403 Kane
Klamath Falls, OR 97603
GRANTEES NAME AND ADDRESS

After recording return to:
ROBERT W. WESTERN and LAURA L. WESTERN
1403 Kane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
ROBERT W. WESTERN and LAURA L. WESTERN
1403 Kane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 30th day of May, 19 91, at 10:14 o'clock A.M., and recorded in book M91 on page 10154 or as file/reel number 29972, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendare Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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