31904

Aspen TITLE & ESCROW, INC.

#01036267

WARRANTY DEED

M91 13684

AFTER RECORDING RETURN TO:
MR. AND MRS. RICHARD A. PARR
3937 RIO VISTA WAY
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GRACE A. CALDWELL hereinafter called GRANTOR(S), convey(s) to RICHARD A. PARR and MARGARET C. PARR, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 7, Block 12, Tract No. 1079, SIXTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12CA TL 5100

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $80,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of June 1991.

Grace A. Caldwell
GRACE A. CALDWELL

STATE OF OREGON, County of Klamath)ss.

July 12, 1991

Personally appeared the above named GRACE A. CALDWELL and acknowledged the foregoing instrument to be her voluntary act

Before me: Darlene L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day of July A.D., 19 91 at 3:43 o'clock P M., and duly recorded in Vol. M91 of Deeds on Page 13684.

FEE $28.00

Evelyn Biehn County Clerk
By Darlene Mullendore