

36638

WARRANTY DEED

Vol. 99 / Page 22519

KNOW ALL MEN BY THESE PRESENTS, That Ruby R. Parsons Trustee, Ruby R. Parsons Living Trust, U.D.D. January 29, 1991

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeanette K. Potter 1/6th int., Diane M. Smith, 1/6th int., Charles Robert Holcomb 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:

Lots 20, 21, 22 and 23 in HAGER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*** 1/6th int., Donald L. Holcomb, 1/6th int., Ronald E. Holcomb, Sr. 1/6th int., and William K. Parsons, 1/6th int., not as tenants in common but with the right of survivorship.

(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

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 \$ 15,244.65. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of October, 1991, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 USES.

Jeanette K. Potter
Jeanette K. Potter, First Successor
Co-Trustee

Diane M. Smith
Diane M. Smith, First Successor Co-Trustee

STATE OF OREGON, County of Klamath ss. Trustee

This instrument was acknowledged before me on October 28, 1991, by Jeanette K. Potter and Diane M. Smith

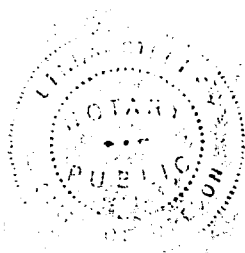
This instrument was acknowledged before me on 1991,

by

as

of

J. P. Stille
Notary Public for Oregon
My commission expires 7/13/93



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC #4567

NAME, ADDRESS, ZIP

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

same as listed on file

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of Oct., 1991, at 10:47 o'clock A.M., and recorded in book/reel/volume No. M91 on page 22519 or as fee/file/instrument/microfilm/reception No. 36638, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By O. A. M. M. Deputy

Fee \$28.00

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is law-fully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

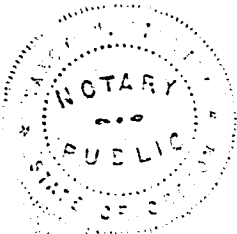
IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Tony Fernandez
TONY FERNANDEZ
Dixie Fernandez
DIXIE FERNANDEZ

STATE OF OREGON, County of Klamath) ss. 10/28, 1991,
This instrument was acknowledged before me on _____
by TONY FERNANDEZ and DIXIE FERNANDEZ _____, 19____,
This instrument was acknowledged before me on _____
by _____
as _____
of _____

Nancy M. Whinn
Notary Public for Oregon
My commission expires 6-8-92



REQUEST FOR FULL RECONVEYANCE
To be used only when obligations have been paid.

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

TONY FERNANDEZ and DIXIE FERNANDEZ
1801 IVORY STREET
KLAMATH FALLS, OR 97602

Grantor

PHILLIP DePRATO and MAE DePRATO
P. O. BOX 390-438
ANZA, CA 92539

Beneficiary

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY
OF KLAMATH COUNTY

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 29th day of Oct., 1991, at 10:47 o'clock AM., and recorded in book/reel/volume No. M91 on page 22517 or as fee/file/instrument/microfilm/reception No. 36637, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debra M. M... Deputy

Fee \$13.00