

OK **37306**

WARRANTY DEED

**WILLIAM THOMAS PARKS**

**KNOW ALL MEN BY THESE PRESENTS, That**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **MILDRED A. PARKS**, 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:

(See the reverse side of this Warranty Deed for a description of the real property conveyed.)

(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 \$ 0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 0. (The sentence between the symbols 0, 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 13 day of November, 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 USES.

STATE OF OREGON, } ss.  
County of Klamath  
November 13, 1991.

Personally appeared the above named William Thomas Parks

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

Before me: Diana Burrell  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6/26/94

STATE OF OREGON, County of Klamath ) ss.  
Acts, 1991

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: Diana Burrell  
(OFFICIAL SEAL)  
DIANA BURRELL  
Notary Public - Oregon  
My commission expires: 6/26/94

(If executed by a corporation, affix corporate seal)

William Thomas Parks  
1321 Summers Lane  
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Mildred A. Parks  
Star Route #54  
Chemult OR 97731

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Parks & Ratliff  
228 N 7th Street  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Mildred A. Parks  
Star Route #54  
Chemult OR 97731

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ TITLE  
NAME Deputy

the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that certain well located in Block 5 described in Warranty Deed dated August 4, 1972 and recorded on October 12, 1972 in Volume M72, page 11677, Microfilm Records of Klamath County, Oregon from Cecil and Evelyn L. Drew and Mary Vlahos to California-Pacific Utilities Company.

Subject to the mortgage recorded in Vol. 197 at page 101 and a Trust Deed recorded in Vol. M90 at page 66 of the records of the Clerk of Klamath County, Oregon.

Parcel 7: (Ideal)

Lots 10A, 10B, 10C and 10D, Block 4 of Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the Trust Deed recorded in Vol. M90 at page 66 of the records of the Clerk of Klamath County, Oregon.

INDEMNIFICATION

Grantors agree to pay, when due, all payments due upon the promissory notes secured by said Trust Deeds and by said Agreements, and shall hold Ernest Sessom and Doris Sessom harmless therefrom. Should Grantors default in making the payments due upon said prior notes and contracts, the beneficiaries herein may make said delinquent payments and any sums so paid by beneficiaries herein shall be added to the principal balance of the promissory note secured by this Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. M. Ganong the 13th day of Nov. A.D. 19 91 at 3:49 o'clock P.M., and duly recorded in Vol. M91, on Page 23743.  
Mortgages  
 By Evelyn Biehn County Clerk  
Pauline Mullendore

FEE \$43.00

thereof recorded in Vol. M80 at page 16603 and M82 at page 675; and the Agreement recorded in Vol. M90 at page 5386 of said County Clerk's records.

**Parcel 4: (Greystone)**

Lots 12, 17, 18, 19 and 20 of the Resubdivision Plat of Block 23 of Industrial Addition according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the Trust Deed recorded in Vol. M90 at page 12868 of the records of the Clerk of Klamath County, Oregon.

**Parcel 5: (Pacific Terrace)**

Beginning at a point on the north line of WILLIAMS ADDITION to the City of Klamath Falls, Oregon, which is 7.67 feet south 89 degrees 20' east along the north line of Block 1-A from the most northwesterly corner thereof, and running thence north 31 degrees 51' east 131.04 feet to a point which is on the westerly line of Pacific Terrace in HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence south 20 degrees 55' east along the westerly line of Pacific Terrace 61.2 feet to a point; thence south 41 degrees 20' west a distance of 73 feet to a point on the boundary between HOT SPRINGS and WILLIAMS ADDITIONS; thence continuing south 41 degrees 20' west a distance of 20.89 feet to a point on the northeasterly line of Alameda Street; thence north 66 degrees 05' west along said line of Alameda Street 33.45 feet; thence north 31 degrees 51' east 3.06 feet to the point of beginning, said tract being portions of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and Block 1-A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon.

Subject to the Trust Deed recorded in Vol. M91 at page 5816 of the records of the Clerk of Klamath County, Oregon.

**Parcel 6: (Ewauna-Cascade)**

Lots 15, 16 and 17, Block 3; Lots 9, 10, 11, 12, 13, 14, 15, Block 4; Lots 3, 4, 5, 6, and 7, Block 5 and that portion of vacated alley in said Block 5 between said Lots 3, 4, 5, 6 and 7; Lots 1, 2 and 3, Block 6, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of

## EXHIBIT B

## D &amp; S Properties - Sessom Trust Deed

## Parcel 1: (Duplexes on Garden)

Lots 428, 429 and 430, Block 126, Mills Addition to the City of Klamath Falls, Klamath County, Oregon;

Subject to mortgage recorded in Vol. M76 at page 8982 of records of Klamath County, Oregon, and assignment of rentals recorded in M79 at page 9023 of said records.

## Parcel 2: (Summers Lane)

A tract of land situated in the N1/2 SE1/4 SE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located south 740.0 feet and west 30.0 feet from the southeast corner of NE1/4 NE1/4 of said section 10, said point lying on the west boundary of Summers Lane; thence west 155.0 feet to an iron pin; thence south parallel to Summers Lane 123.3 feet to an iron pin on the northerly line extended of parcel conveyed to Harley H. Franklin, et ux, by deed recorded April 29, 1927 in Volume 205, page 403, Deed Records of Klamath County, Oregon; thence east 155.0 feet to an iron pin on the west boundary of Summers Lane; thence north along said west boundary of Summers Lane 123.3 feet, more or less, to the point of beginning.

Subject to Trust Deed recorded in M90 at page 19742 of the records of Klamath County, Oregon.

## Parcel 3: (Hilyard)

The easterly 165 feet of Lot 10 in Block 4, Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Excepting therefrom the southerly 5 feet of Lot 10 conveyed to Klamath County by deed recorded in Vol. 329 at pages 585 to 587 of said County Clerk's deed record.

Subject to Mortgage recorded in Vol. M78 at page 251, Trust Deed recorded in Vol. M79 at page 4, Agreement recorded in Vol. M79 at page 959 and the assignments

MTC NO: 26543-LB

EXHIBIT A  
LEGAL DESCRIPTION  
continued

ALSO that portion of a vacated alley, as disclosed by Vacation Ordinance #5526, recorded April 25, 1966, in Book M-66, page 3643, Microfilm Records of Klamath County, Oregon, lying Northerly of the following described property:

Beginning at a point South 89 degrees 18' East a distance of 1205.4 feet from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 129.45 feet; thence South 89 degrees 18' East a distance of 21.5 feet; thence in a Southerly direction 23.2 feet, more or less, parallel with the Southerly line of the U.S. Canal right of way to a line parallel with West line of property; thence South 0 degrees 42' West a distance of 118.3 feet; thence North 89 degrees 18' West a distance of 42.6 feet to the point of beginning, all lying in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(end of legal description)

Subject to the terms and conditions of that certain Encumbrance recorded in M91 at Page 22903 of the records of the Clerk of Klamath County, Oregon.

EXHIBIT A  
LEGAL DESCRIPTION  
continued

ALSO INCLUDING THE FOLLOWING:

Beginning at a point which is South 89 degrees 18' East a distance of 1141.5 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 129.45 feet to the true point of beginning; thence South 89 degrees 18' East a distance of 99.06 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom along the arc of 224.62 feet radius curve to the left, whose long chord bears North 65 degrees 49' West a distance of 68.8 feet; thence continuing 20 feet distant at right angles from said canal right of way North 74 degrees 36' West a distance of 37.3 feet to the Northeast corner of that piece of land deeded to Emma Lightfoot by L.L. Low, as recorded in Volume 107, page 618; thence South 0 degrees 42' West a distance of 36.8 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH vacated alley way adjacent to said property on the North, said alley way lying between North line of above premises and the Southerly boundary of United States Bureau of Reclamation "A" Canal.

PARCEL 2: Beginning at a point which is South 89 degrees 18' East a distance of 1248 feet Easterly along the Northerly line of Main Street from the Southeast corner of Block 57, Second Hot Springs Addition to Klamath Falls, Oregon; thence in a Northerly direction and at right angles to Main Street parallel to Mortimer Avenue a distance of 118.3 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence Southeasterly and 20 feet from the U.S.R.S. Canal right of way to a point on the Northerly line of Main Street 105.2 feet Easterly from the point of beginning; thence Westerly along the Northerly line of Main Street 105.2 feet to the place of beginning; lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon (and described in that certain deed by The Klamath Development Co. to T. D. Jordan recorded in the office of the Clerk of Klamath County on February 26, 1923, in Volume 59, page 574). TOGETHER WITH the vacated alley lying Northerly and Easterly of and adjoining the herein described property, as disclosed by Vacation Ordinance No. 5526, recorded April 25, 1966, in Book M-66, page 3643, Microfilm Records of Klamath County, Oregon.

(legal description continued)

MTC NO: 26546-LB

EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land situated in the S 1/2 of the SE 1/4 of the SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Parcel 1: Beginning at a point which is South 89 degrees 18' East a distance of 114.5 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 174 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 83 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 191.25 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East a distance of 79.3 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon. LESS that portion deeded to A. A. Soule and Eva Soule by Klamath County, as recorded in Volume 173, page 459, more particularly described as follows:

Beginning at a point which is South 89 degrees 18' East a distance of 1067.2 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said Canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet to the Northeast corner of that piece of land deeded to Eva Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105, page 47; thence South 0 degrees 42' West a distance of 187.15 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East along the Northerly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(legal description continued)

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) ~~not~~ for the use, benefit, or support of a personal purpose (other than agricultural purposes), and


(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes other than agricultural purposes.

to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, and assigns. The words "benefit" shall mean the holder and owner, including pledgee, of the note and this trust deed, whenever the context so requires, the

(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.

WHEREFORE said grantor has hereunto set his hand the day and year first above written.

D & S PROPERTIES, By 

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, if this instrument is to be a **FIRST** lien to finance the purchase of a dwelling, use Stevens-Ness Form No. 1305 or equivalent; the purchase of a dwelling is **NOT** to be a first lien, or is not to finance the purchase of a dwelling use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act is not required, disregard this notice.

(If the signer of the above is a corporation,  
use the form of acknowledgment opposite.)

STATE OF OREGON,

County of ....Klamath

County of \_\_\_\_\_, 1991  
October \_\_\_\_\_ named

October 19, 1951.  
Personally appeared the above named Arle C.  
Ben DeGroot, Gerrit A.

DeGroot, Ben DeGroot, Gerrit A.  
and Ronald J. Sumner.....

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:  
*Angela Ruiz*  
Notary Public for Oregon

My commission expires: 12/14/93

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
10 \_\_\_\_\_

Personally appeared \_\_\_\_\_, 19\_\_\_\_ and  
\_\_\_\_\_ who, each being first

duly sworn, did say that the former is the president and that the latter is the secretary of

secretary of \_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors; \_\_\_\_\_ of them acknowledged said instrument to be its voluntary act

sealed in behalf of  
and signed by them  
OFFICIAL SEAL  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 22-515  
EXPIRES DEC. 14, 1953  
Notary Public for Oregon

**My commission expires:**

(OFFICIAL  
SEAL)

**REQUEST FOR FULL RECONVEYANCE**

To be used only when obligations have been paid.

TO: \_\_\_\_\_, Trustee

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:** 1958 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., U.S.A.

**D & S Properties**

Ernest R. Sessom and  
Doris C. Sessom

Beneficiary  
AFTER RECORDING RETURN TO  
Ernest Sessom  
1435 California  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR

**RECORDER'S USE**

STATE OF OREGON, } ss.  
County of \_\_\_\_\_ }  
\_\_\_\_\_ within instrument

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/reel/volume No. \_\_\_\_\_ on  
 page \_\_\_\_\_ or as fee/file/instru-  
 ment/microfilm/reception No. \_\_\_\_\_,  
 Record of Mortgages of said County.  
 Witness my hand and seal of  
 County affixed.

Witness my hand and seal of  
County affixed.

By \_\_\_\_\_