

37307

WARRANTY DEED

MILDRED A. PARKS

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM THOMAS 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

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). (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 to individuals.

In Witness Whereof, the grantor has executed this instrument this 11 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, ss. November 11, 1991.

Personally appeared the above named Mildred A. Parks

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

Before me: Notary Public for Oregon My commission expires:

STATE OF OREGON, County of Klamath, ss. Nov - 8, 1991

Personally appeared 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: Notary Public for Oregon My commission expires: June 10 - 1994 (If executed by a corporation, affix corporate seal)

Mildred A. Parks Star Route #54 Chemult OR 97731 GRANTOR'S NAME AND ADDRESS

William Thomas Parks 1321 Summers Lane Klamath Falls OR 97603 GRANTEE'S NAME AND ADDRESS

After recording return to: Parks & Ratliff 228 N. 7th Street Klamath Falls OR 97603 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. William T. Parks 1321 Summers Lane Klamath Falls OR 97603 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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.

By Deputy

33752

WILLIAM THOMAS PARKS

33752

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DESCRIPTION OF REAL PROPERTY CONVEYED

SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 17, Township 28 South, Range 8 E.W.M.

EXCEPTING THEREFROM the following-described portion: Commencing at the section corner common to Sections 17, 18, 19 and 20, Township 28 S., R. 8 E.W.M.; thence North, along the Section line between Sections 17 and 18, 400 feet to the point of beginning; thence East 300 feet; thence North 56°19' E. 360.6 feet; thence North 600 feet; thence West 600 feet to the Section line; thence South, along the Section line, 800 feet to the point of beginning.

ALSO EXCEPTING THEREFROM Parcel 1 of Minor Partition No. 17-86, filed for record on March 14, 1990, more particularly described as follows:

A parcel of land situate in the Southwest One Quarter of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the South line of Section 17, said point being 596.21 feet South 89°49'03" East of the Southwest corner of said Section and running North 17°15'26" East 495.23 feet; thence North 83°47'10" East 214.95 feet to the Westerly right-of-way line of Highway No. 97; thence along said right-of-way line, South 17°15'26" West 520.28 feet to the South line of Section 17; thence along the Section line North 89°49'03" West 206.26 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM reservations and restrictions of records, rights of way, and easements of record and those apparent on the land, contract and/or liens for irrigation and/or drainage.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Parks & Ratliff the 13th day of Nov. A.D., 19 91 at 4:00 o'clock P. M., and duly recorded in Vol. M91, of Deeds on Page 23751.

FEE \$33.00

Evelyn Biehn - County Clerk
By Carleen M. Anderson

STATE OF OREGON
COUNTY OF KLAMATH
NOTARY PUBLIC
My commission expires on _____
I hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, Oregon.
Notary Public

My commission expires on _____