

OK 43144

WARRANTY DEED

ROBERT F. PARKER AND GOLDA E. PARKER,

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CATHY COGAR

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:

An undivided 1/3 interest in and to the following described property.

A tract of land situated in Government Lot 7, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point that is 660.00 feet South of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 34; thence continuing South to the Northeast corner of the parcel described in the instrument recorded in Deed Records M67, page 5796; thence West 261.40 feet; thence South 231.9 feet to the center thread of the Williamson River; thence Southwesterly along said center thread to the South line of Government Lot 7; thence West along said South line to the Southeasterly right of way line of the Chiloquin-Williamson River Highway; thence Northeasterly along said right of way to the Southwest corner of Parcel B of instrument recorded February 20, 1958 in Deed Volume 297, page 484; thence East 572.22 feet more or less to the point of beginning.

(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 except those of record and apparent to the land

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 \$ 10,000.00
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 30th day of March, 1992;
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.

Robert F. Parker

Golda E. Parker

Klamath

STATE OF OREGON, County of Klamath, ss. March 30, 1992

This instrument was acknowledged before me on March 30, 1992,
by Robert F. Parker and Golda E. ParkerThis instrument was acknowledged before me on _____, 19____,
by _____as _____
of _____Nancy M. Munnill
Notary Public for Oregon
My commission expires 6/8/92

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cathy Cogar
5729 Altamont Drive
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Cathy Cogar
5729 Altamont Drive
Klamath Falls, OR 97603
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of April, 1992, at 11:31 o'clock A.M., and recorded in book/reel/volume No. M92 on page 7229 or as fee/file/instrument/microfilm/reception No. 43144, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Denise Y. Mullenda Deputy

Fee \$30.00