

46706

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

FLOYD HESCOCK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANDREW W. PARKER, JR., and YVONNE J. PARKER, husband and wife, and FRANK CHEN and DEBBIE CHEN, husband and wife, 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:

The S½NW¼SW¼ and all that portion of the SW¼SW¼ lying North of the Sprague River Highway in Section 36, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to:

Rights of the public in and to any portion of said premises lying within the limits of roads and highways;

Reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

Subject also to farm use taxation and the increase in taxation if the use of the land is changed, which said taxes the grantees hereby expressly assume and agree to pay.

(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 as hereinabove set forth;

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 \$ 31,800.00 . . . However, the actual consideration consists of or includes other property of value given or promised which is the whole consideration (indicate which). (The sentence between the symbols of not applicable should be deleted. See ORS 31.010.)

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 29th day of April, 1981; 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.

X Floyd Hescok

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.
April 29, 1981.

Personally appeared the above named
FLOYD HESCOCK

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

(OFFICIAL SEAL)

Before me: Robert Funder

Notary Public for Oregon

My commission expires: 2/26/84.

STATE OF OREGON, County of) ss.

Personally appeared, 19

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

FLOYD HESCOCK

GRANTOR'S NAME AND ADDRESS

ANDREW W. PARKER, JR., and YVONNE J. PARKER, husband and wife, and FRANK CHEN and DEBBIE CHEN, husband and wife,
GRANTEE'S NAME AND ADDRESS

After recording return to:

mle

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Andrew W. Parker, Jr., Yvonne J. Parker,
Frank Chen and Debbie Chen,
3327 Wentworth, Anchorage, Alaska
NAME, ADDRESS, ZIP 99504

STATE OF OREGON.

County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of June, 1992, at 9:09 o'clock A.M., and recorded in book/reel/volume No. M92 on page 13986 or as document/fee/file/instrument/microfilm No. 46706, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By: Evelyn Biehn, Deputy

Fee \$30.00