

54148

MTZ 28831. KR WARRANTY DEED

Vol. m 92 Page 27483

KNOW ALL MEN BY THESE PRESENTS, That JEANETTE K. POTTER and DIANNE M. SMITH, Trustees
of THE RUBY R. PARSONS LIVING TRUST u/d/d January 29, 1990

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYNNE MARIE NATALE and DAVID JOE SMITH, as tenants in common, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lot 6 in Block 1 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, dated February 15, 1991 and recorded February 15, 1991 in Volume M91, page 2922, Microfilm Records of Klamath County, Oregon in favor of TIMOTHY A. FRIEND who subsequently assigned to LOWELL A. FRIEND, as Beneficiary, which the Grantees named herein DO NOT agree to assume nor pay said Trust Deed and the undersigned Grantors hereby agree to hold the Grantees harmless therefrom.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

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 \$ 35,000.00 .

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 14 day of November, 19 92; 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.

STATE OF OREGON,)
County of William) ss.
November 14, 19 92.

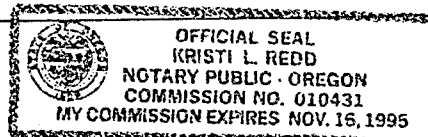
Personally appeared the above named _____
JEANETTE K. POTTER, Trustee of THE
RUBY R. PARSONS LIVING TRUST u/d/d
January 29, 1990

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

Before me: Edith Ansen
Notary Public for Oregon
My commission expires: 12-08-93

THE RUBY R. PARSONS LIVING TRUST u/d/d
/January 29, 1990

by: JEANETTE K. POTTER Trustee
by: DIANNE M. SMITH Trustee



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this November 18, 1992, by DIANNE M. SMITH, Trustee

~~XXXXXXXXXXXXXXXXXXXX~~ of THE RUBY R. PARSONS LIVING
TRUST u/d/d January 29, 1990 to be her voluntary
~~XXXXXXXXXXXXXXXXXXXX~~ corporation, on behalf of the corporation.
act and deed
Notary Public for Oregon Tristram C. Redd
My commission expires: 11/16/95 (SEAL)

STATE OF OREGON, 88

County of Klamath
I certify that the within instrument was
received for record on the 19th
day of Nov., 19 92,
at 10:25 o'clock A M., and recorded
in book M92 on page 27483 or as
file/reel number 54148,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Quentin Neill Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY