

WARRANTY DEED

MTC 31485-KR

KNOW ALL MEN BY THESE PRESENTS, That DELOS B. PARKS, JR. and JOANNE E. PARKS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SECTION 1031 SERVICES, INC. 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:

Lots 11 and 12 in Block 5 of SECOND HOT SPRINGS 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.

MOUNTAIN TITLE COMPANY

"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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 those of

record and those apparent upon the land, if any, as the date of this deed 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 \$ 60,000.00

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 17th day of December, 19 93 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 Klamath ss.
County of December 17, 19 93

DeLos Parks Jr
DELOS B. PARKS, JR.
Joanne Parks
JOANNE E. PARKS

Personally appeared the above named
DELOS B. PARKS, JR.
JOANNE E. PARKS

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

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/95

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____ by _____ president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation
Notary Public for Oregon
My commission expires: _____ (SEAL)



DELOS B. PARKS, JR. and JOANNE E. PARKS
1333 LINCOLN #214
BELLINGHAM, WA 98226

GRANTOR'S NAME AND ADDRESS
SECTION 1031 SERVICES, INC.
40 LAKE BELLEVUE, SUITE 101
BELLEVUE, WA 98005

GRANTEE'S NAME AND ADDRESS
SECTION 1031 SERVICES, INC.
40 LAKE BELLEVUE, SUITE 101
BELLEVUE, WA 98005

NAME ADDRESS ZIP
SECTION 1031 SERVICES, INC.
40 LAKE BELLEVUE, SUITE 101
BELLEVUE, WA 98005

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of Dec, 19 93 at 3:40 o'clock P. M. and recorded in book M93 on page 33947 or as file/reel number 73068

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Daniel M. Mink Deputy

Fee \$30.00