



WARRANTY DEED

#03041981

AFTER RECORDING RETURN TO:

FREDERICK T. PARKER
CHRISTINE A. PARKER
305 E. WORKMAN AVENUE
COVINA, CA 91723

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CHARLES R. SAGE and DOROTHY E. SAGE, hereinafter called GRANTOR(S), convey(s) to FREDERICK T. PARKER and CHRISTINE A. PARKER, not as tenants in common but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 5, Block 3, KLAMATH RIVER ACRES, in the County of Klamath,
State of Oregon.

Code 97 Map 3908-31BO TL 4100

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$12,900.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15 day of July, 1994.

Charles R. Sage
CHARLES R. SAGE

Dorothy Sage
DOROTHY E. SAGE

~~STATE OF CALIFORNIA)
) ss.
County of)~~

The foregoing instrument was acknowledged before me this day of July, 1994, by CHARLES R. SAGE and DOROTHY E. SAGE.

Before me: _____
Notary Public for California
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

(Attached to a Warranty Deed)

STATE OF CALIFORNIA

COUNTY OF Los AngelesOn July 15, 1994 before me, Laura Gerken

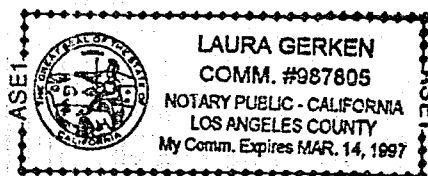
, Notary Public,

personally appeared *Charles R. Sage and Dorothy E. Sage*

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Laura Gerken

(Seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day of July A.D., 19 94 at 3:33 o'clock P.M., and duly recorded in Vol. M94, of Deeds on Page 22048.

FEE \$35.00

Evelyn Biehn County Clerk

By Annette Mueller