

90143

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

PHILLIP D. PARKER AND SHERI PARKER, HUSBAND AND WIFE

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

RANDY A. AND JENNY L. WALTERS, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,

A PORTION OF TRACT 16, KIELSMEIER ACRE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 16, KIELSMEIER ACRE TRACTS; THENCE NORTH 0 DEGREE 05' EAST ALONG THE WEST BOUNDARY OF KANE STREET A DISTANCE OF 54.0 FEET; THENCE NORTH 89 DEGREES 52' WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 16 A DISTANCE OF 150.00 FEET; THENCE SOUTH 0 DEGREE 01' WEST PARALLEL WITH KANE STREET A DISTANCE OF 54.0 FEET TO THE SOUTH LINE OF SAID TRACT 16; THENCE SOUTH 89 DEGREES 52' EAST ALONG THE SOUTH LINE OF SAID TRACT 16 A DISTANCE OF 150.0 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TAX ACCOUNT NO. 3909 00:DE 03300

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to end with 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

and that grantor will warrant and forever defend the 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 \$ 5000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (This sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal, if any, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 5, 1994,

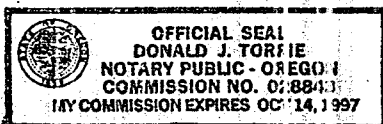
by SHERI L PARKER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Donald J. Torrie  
Notary Public for Oregon  
My commission expires 10-14-97

PHILLIP D. PARKER AND SHERI PARKER  
HUSBAND AND WIFE

Grantor's Name and Address

RANDY A. AND JENNY L. WALTERS,  
HUSBAND AND WIFE

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
RANDY A. AND JENNY L. WALTERS  
HUSBAND AND WIFE

2505 Eberlien Ave. K Falls, OR 97120

Until requested otherwise send all tax statements to (Name, Address, Zip):

RANDY A. AND JENNY L. WALTERS  
HUSBAND AND WIFESPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of Oct, 1994, at 9:37 o'clock A.M., and recorded in book/reel/volume No. M94 on page 33182 and/or as fee/file/instrument/microfilm/reception No. 90143, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE  
By Pauline Muelendy Deputy.Fee \$30.00  
cc 1.0030 on  
10 cc