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NTC 34795

WARRANTY DEED - STATUTORY FORM

Vol 194

Page 36505

INDIVIDUAL GRANTOR

MARY B. OWENS

\_\_\_\_\_, Grantor,  
conveys and warrants to **WM. DOYLE PARSLEY and EDITH M. PARSLEY, Husband and Wife**

\_\_\_\_\_, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in **KLAMATH** County, Oregon, to-wit: Lot 79, Block 1, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TAX #2310-036B0-06100 Key #140332

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except **THOSE SHOWN ON THE REVERSE SIDE IF ANY**The true consideration for this conveyance is **\$4,500.00** (Here comply with the requirements of ORS 93.030)Dated this **21ST** day of **Nov**, 19**94**

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 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 **CALIFORNIA**, County of **San Joaquin**

This instrument was acknowledged before me on

by **MARY B. OWENS**

*Mary B. Owens*  
**MARY B. OWENS**

*San Joaquin*  
 Notary Public for **CALIFORNIA** **Nov 21**, 19**94**

*John S. Seltman*  
 Notary Public for **CALIFORNIA**

My commission expires **9-20-96**

## WARRANTY DEED

MARY B. OWENS

GRANTOR

WM. DOYLE PARSLEY

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WM. DOYLE PARSLEY

EDITH M. PARSLEY

28533 S HWY 213

MULINO, OR 97042

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:

WM. DOYLE PARSLEY

28533 S HWY 213

MULINO, OR 97042

518783TL

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_

SS.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

1. Reservations and restrictions of all mineral rights as reserved by instrument recorded October 25, 1966 in Volume M66 at page 11271, Microfilm Records of Klamath County, Oregon.

2. Restrictions as contained in plat dedication, to wit:

Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 feet public utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities; any planting or structure placed thereon by the lot owners to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions provided in any recorded protective covenants."

3. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10581, Microfilm Records of Klamath County, Oregon.

4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, page 10585, Microfilm Records of Klamath County, Oregon.

5. Easement and release, subject to the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded June 30, 1972 in Volume M72, page 7124, Microfilm Records of Klamath County, Oregon

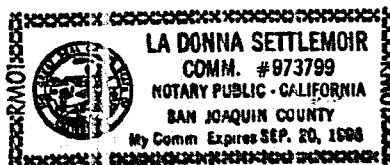
## All-Purpose Acknowledgement

State of California  
 County of San Joaquin  
 On Nov 21 1994, before me, LA DONNA SETTLEMOIR,  
 personally appeared MARY B. TWEENS

☐ 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.

LA DONNA SETTLEMOIR



STATE OF OREGON: COUNTY OF CLATSOP: ss.

Filed for record at request of Mountain Title Co the 30th day  
 of Nov A.D., 19 94 at 3:07 o'clock P.M., and duly recorded in Vol. M94  
 of Deeds on Page 36505

FEE \$40.00

Evelyn Biehn County Clerk  
 By Dorlene Mullender