

1784.

## WARRANTY DEED

MTC 35508ms

HARRY M. SIDES AND MARY K. SIDES, ALSO KNOWN AS HARRY SIDES AND MARY SIDES, AS TENANTS BY THE ENTIRETY,

Grantor(s) hereby grant, bargain, sell and convey to

FARIS S. KING and LENAYAH P. KING, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

TOGETHER WITH A 1978 BROOKWOOD MOBILE HOME, TITLE #9133772926, VIN #SB0909AB, BODY STYLE-2U, PLATE #X147653.

SUBJECT TO: FIRST TRUST DEED RECORDED APRIL 23, 1984 IN VOLUME M91, PAGE 6190, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF JOHN M. MC GUIRE AND NANCY J. MC GUIRE; WHO SUBSEQUENTLY ASSIGNED THEIR BENEFICIAL INTEREST BY DOCUMENT RECORDED SEPTEMBER 21, 1994 IN VOLUME M94, PAGE 29773, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF NANCY J. MC GUIRE.

THE GRANTEES HEREIN HEREBY AGREE TO ASSUME AND PAY IN FULL THE FIRST TRUST DEED DESCRIBED ABOVE

and the 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.

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.

The true and actual consideration for this conveyance is \$ 74,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6873 TEAL DRIVE, BONANZA, OR

Dated this 16th day of June, 1995

Harry M. Sides  
HARRY M. SIDES

Mary K. Sides  
MARY K. SIDES

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 16 1995

COUNTY OF Klamath

Personally appeared the above named Harry M. Sides and Mary K. Sides

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Mary Ann Stuart  
Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:  
FARIS S. KING  
6873 TEAL DRIVE  
BONANZA, OR

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

Lot 32 in Block 36 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 3

Lot 30 in Block 36 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 4

Lot 31, Block 36, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day  
of June A.D., 19 95 at 3:49 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 16176.

FEE \$35.00

By Bernetha G. Letson County Clerk  
*[Signature]*