

23012

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WARRANTY DEED

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MTC 38959MS

RUSSELL E. PARKER and MILDRED F. PARKER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: BRUCE E. HENDERSON and EVELYN BENDER, with the rights of survivorship, 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:

LOT 11 IN BLOCK 6, FIRST ADDITION TO KELENE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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: 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 \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3950 Nornedale #30 Klamath Falls, OR 97603

Dated this 8th day of August, 1996

Russell E. Parker  
RUSSELL E. PARKER

Mildred F. Parker  
MILDRED F. PARKER

## NOTARY ACKNOWLEDGEMENT

STATE OF California ss. August 13, 1996  
COUNTY OF Ventura

Personally appeared the above named Russell E. Parker  
and Mildred F. Parker

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Tania L. Tallent

Notary Public for State of California

My commission expires August 07, 1998



ESCROW NO. MT38959-MS

Return to:

BRUCE E. HENDERSON

3950 Nornedale #30  
Klamath Falls OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 12th day of August A.D., 19 96  
at 11:19 o'clock AM and duly recorded  
in Vol. M96 of Deeds Page 24677

Bernetha G Letsch, County Clerk

By Cheryl J. Swann

Deputy.

Fee, \$30.00