

48904

97 NOV 20 P3:03

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K-51494
WARRANTY DEED

5865

KNOW ALL MEN BY THESE PRESENTS, That THOMAS A. PARKER and PEGGY A. PARKER, husband and wife, Grantor, convey and warrant to PETER C. MOODY and TERI L. MOODY, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

"That portion of the S½S½SW¼SW¼ Section 8, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of Round Lake Road, EXCEPTING THEREFROM the Easterly 465 feet.

SUBJECT TO the exceptions set forth on "Exhibit A" attached hereto and incorporated by reference herein."

The true consideration for this conveyance is \$51,000.00, which is the whole of the consideration.

DATED THIS 12th day of May, 1983.

Thomas A. Parker
THOMAS A. PARKER

Peggy A. Parker
PEGGY A. PARKER

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named THOMAS A. PARKER and PEGGY A. PARKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Margie A. Warkentin
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5/17/86

Grantor's Name and Address

Thomas A. and Peggy A. Parker

Grantee's Name and Address

Peter C. and Teri L. Moody
4093 Round Lake Rd
Klamath Falls, OR. 97601

After recording, return to:

same as above

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

no change

WARRANTY DEED

"EXHIBIT A"

SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) Reservations of Oil and Minerals, including the terms and provisions thereof, as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Book 356 at page 42, Deed Records.
- 3) Subject to an unrecorded fencing agreement between William L. Rawn, Sr. and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968 in Book M-68 at page 7416, Microfilm Records.
- 4) An easement created by instrument, including the terms and provisions thereof,

Dated: July 27, 1979
 Recorded: September 19, 1979 Book: M-79 Page: 22253
 In Favor Of: Pacific Power & Light Company
 For: Electric transmission line

- 5) An easement created by instrument, including the terms and provisions thereof,

Dated: May , 1983
 Recorded: May , 1983 Book: M- Page:
 In Favor Of: Alva G. Roberts and Louise J. Roberts (also
 reflected in Klamath County Planning Department
 Major Partition No. 79-27)
 For: Entry and egress

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 20th day
 of November A.D., 19 97 at 3:03 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 38169.

FEE 35.00

By Bernetha G. Letsch, County Clerk
Karlson Rosa