

50760

'97 DEC 29 P3:30

Vol. M97 Page 42220

## WARRANTY DEED

ATC #03047083

AFTER RECORDING RETURN TO:

BRIAN &amp; TONYA PARR

15509 Clover Creek  
Klamath Falls, Or 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVESTEVEN E. DUELL, hereinafter called GRANTOR(S), convey(s) and  
warrants to BRIAN J. PARR and TONYA PARR, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of KLAMATH, State of Oregon, described as:Lot 7, Block 18, SECOND ADDITION TO KLAMATH RIVER ACRES OF  
OREGON, LTD., in the County of Klamath, State of Oregon.  
CODE 21 MAP 3908-3180 TL 1200

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$83,200.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29th day of December, 1997.

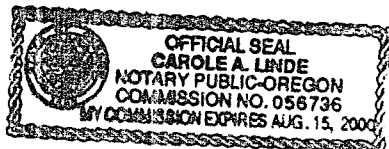
Steven E. Duell  
STEVEN E. DUELL

STATE OF OREGON, County of Klamath)ss.

On December 29, 1997, personally appeared STEVEN E. DUELL who  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Carole A. Linde  
Notary Public for Oregon

My Commission Expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow  
of December A.D., 19 97 at 3:30 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 42220

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross