

53817

'98 FEB 26 P3:45

Vol. 1198 Page 6350

WARRANTY DEED ATC # 02047182

STATE OF OREGON,  
County of Klamath ss.

AFTER RECORDING RETURN TO:  
Shirley F. Johnson  
PO Box 1167  
Eagle Lake, Florida 33839-1167

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow

on this 26th day of February A.D., 1998  
at 3:45 o'clock P. M. and duly recorded

in Vol. 3:45 of Deeds Page 6350

Bernetha G. Letsch, County Clerk

Fee: \$30.00

By Kathleen Ross

Deputy

JAMES V. PARKER, and GLADYS E. PARKER husband and wife,  
hereinafter called GRANTOR(S), convey(s) and warrants to  
SHIRLEY F. JOHNSON hereinafter called GRANTEE(S), all that real  
property situated in the County of KLAMATH, State of Oregon,  
described as:

Lot 16, Block 4, FIRST ADDITION TO ALTAMONT ACRES, in the  
County of Klamath, State of Oregon.

Code 41 Map 3909-3CD TL 5300

"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  
\$25,000.00.

This deed is given in fulfillment of that certain Contract  
recorded May 1, 1980 in Book M-80 at Page 8102 Klamath County  
Deed Records and assigned by instrument recorded August 6, 1984  
in Book M-84 at Page 13501 and assigned by instrument recorded  
May 19, 1988 recorded in Book M-88 at Page 7855, Klamath County  
Deed Records.

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 6th day of February 1998.

James V. Parker  
James V. Parker

Gladys E. Parker  
Gladys E. Parker

STATE OF Oregon, County of Klamath ss.

On February 6th, 1998, personally appeared James V. Parker  
and Gladys E. Parker who acknowledged the foregoing instrument  
to be their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 5/31/98

