

#05047363

## WARRANTY DEED

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JAMES V. PARKER and GLADYS E. PARKER, husband and wife,  
Grantors convey and warrant to K-FALLS DISTRIBUTING, a Co-Partnership  
consisting of EUGENE D. ROSTEROLLA, JERRY D. ROSTEROLLA, and YOLANDA  
M. ROSTEROLLA, Grantee, the following described real property  
located in Klamath County, State of Oregon, free of all encumbrances,  
except as specifically set forth herein:

Lots 13, 14, 15, in Block 4 of FIRST ADDITION TO ALTAMONT  
ACRES, TOGETHER WITH vacated Maryland Avenue (formerly  
Tappan Avenue) which adjoins Lots 13, 14, and 15 on the  
South line, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements  
of record and those apparent on the land;
2. Regulations, including levies, liens and utility  
assessments of the City of Klamath Falls;
3. Regulations, including levies, liens, assessments,  
rights of way and easements of South Suburban Sanitary District;
4. Easement for existing public utilities in vacated  
street area;
5. Mortgage, including the terms and provisions thereof,  
with interest thereon and such future advances as may be provided  
therein given to secure the payment of \$60,000.00. Dated: October  
6, 1975, Recorded October 7, 1975, in Book M-75, page 12387,  
Mortgagor: James V. Parker and Gladys E. Parker, husband and wife,  
Mortgagee: First Federal Savings & Loan Association of Klamath  
Falls, a federal corporation, which said Mortgage, Grantee does not  
agree to assume and pay.
6. Assignment of rentals, given as additional security  
to the mortgage shown above as exception #5, recorded: October 7,  
1975, Book M-75, page 12389, which said assignment of rents, Grantee  
does not agree to assume and pay.

The true and actual consideration paid for this conveyance  
is \$165,000.00.

WITNESS Grantors' hands this 9 day of January, 1981.

James V. Parker  
JAMES V. PARKER  
Gladys E. Parker  
GLADYS E. PARKER

STATE OF OREGON

) ss.

County of Klamath )

Personally appeared the above-named JAMES V. PARKER and  
GLADYS E. PARKER, husband and wife, and acknowledged the foregoing  
instrument to be their voluntary act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/6/98

NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

K-Falls Distributing  
P. O. Box 1058  
Klamath Falls, Oregon 97601

Unless a change is requested  
all future tax statements shall  
be sent to:

K-Falls Distributing  
P. O. Box 1058  
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day  
of March A.D., 19 98 at 3:38 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 7314.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
*Kathleen Rose*