

26587

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KNOW ALL MEN BY THESE PRESENTS, That Helga A. Young, a widow woman,

in consideration of Eight Thousand One Hundred Thirty-four and 84/100 Dollars, to her paid by Donald M. Clark and Shirley L. Clark, husband and wife does hereby grant, bargain, sell and convey unto said Donald M. Clark and Shirley L. Clark, husband and wife,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lot 27, KENNICOTT COUNTRY ESTATES, Klamath County, Oregon.

Subject, however, to the following:

1. Easements and rights of way of record.
2. Rules, regulations, and assessments of South Suburban Sanitary District, within the boundaries of which district said property is located.
3. Declaration of Tract Restrictions, including the terms and provisions thereof, contained in an instrument recorded April 15, 1960, Miscellaneous Records, Book 14, page 45, Records of Klamath County, Oregon.
4. Trust Deed, including the terms and provisions thereof, dated March 1, 1963, recorded March 4, 1963 in Mortgage Volume 215 at page 642, given to secure payment of \$8,400.00 with interest thereon and such future advances as may be provided therein, executed by Ronald E. Phair, who took title as Ronald Phair, and Lorrain Phair, husband and wife, to Oregon Title Insurance Co., an Oregon corporation, trustee for beneficiary, Pacific First Federal Savings and Loan Association, a corporation.
5. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,134.84.

To Have and to Hold the above described and granted premises unto the said Donald M. Clark and Shirley L. Clark, husband and wife,

their heirs and assigns forever.

And Helga A. Young, a widow woman,

above named does covenant to and with the above named grantees their heirs and assigns the grantor that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as noted above and those apparent upon the land, if any;

and that she will and her heirs, executors and administrators, shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness my hand and seal this 9 day of September, 1968.

Executed in the Presence of

Helga A. Young (SEAL)
HELG A. YOUNG (SEAL)

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(SEAL)

