

26587

VOL. 115 PAGE 8952

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

do. es. 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 Lorraine 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 do. es. covenant to and with the above named grantees their 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)

(SEAL)

8953

WARRANTY DEED

(FORM No. 3)

TO

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 3 day of Oct 19 68, at 10:51 o'clock a. m., and recorded in book N-66 on page 8952 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Register

By *Dorothy Rogers*

Deputy

STEWARTS LAW FIRM CO., PORTLAND

Transamerica Title Co

STATE OF OREGON,

County of Klamath

ss.

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BE IT REMEMBERED, That on this day of September, 1968, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Helga A. Young, a widow woman, who is known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Margaret E. Harkins
Notary Public for Oregon.

My Commission expires 3-19-71