

2025

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James F. Clarke and Helen J. Clarke

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James F. Clarke and Associates, Inc., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Part of Government Lots 10 and 15 in Section 7, Township 35 South, Range 7 East of the Willemette Meridian, described as follows:

Beginning at a point that is on the Westerly right of way of the old Dalles-California Highway and which point is North 99.66 feet from the intersection of the Westerly right of way line of said Highway and North line of Government Lot 15; thence South along said right of way line 100 feet; thence Westerly at right angles to said Highway to the East bank of Upper Klamath Lake, also known as Agency Lake; thence Northerly along said Lake to its intersection with a line that is parallel to and 99.66 feet North of the North line of Government Lot 15; thence East along said line to the Westerly right of way line of afore-said Highway and the true point of beginning.

SUBJECT, HOWEVER, to the following:

1. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark, (CONT. ON REVERSE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,180.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of January, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

X James F. Clarke  
Helen J. Clarke

STATE OF Florida,  
County of Pinellas } ss.  
January 13, 1980

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Before me:  
Notary Public for Florida  
My Commission Expires September 25, 1983.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES F. CLARKE & ASSOCIATES  
2712 WILLOW DRIVE  
ELECTRA, FLORIDA 33519

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/req. number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed

By \_\_\_\_\_

Recording Officer  
Deputy

SUBJECT, HOWEVER, to the following: (Continued)

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raising and lowering of Agency Lake.

2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

3. Right of way, including the terms and provisions thereof, to The California Oregon Power Company, a California Corporation, all recorded in Deed Records of Klamath County, Oregon as Follows:

From Abraham Blair and Orpha Schonchin Blair, August 1, 1939, recorded September 27, 1939 in Book 124 at page 507; from Charles Blair Knight, et ux., dated August 2, 1939, recorded September 27, 1939, in Book 124 at page 510; from Orpha Schonchin, dated August 1, 1939, recorded September 27, 1939 in Book 200 at page 359.

4. Terms and provisions as set forth in Land Status Report, recorded March 30, 1959 in Book 311, at page 118, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 13th day of March A. D. 1939 at 12:56 clock A. M., at

and duly recorded in Vol. 1130, of Deeds on Page 5074

Wm D. MILNE, County Clk

Fee \$7.00

By Berntha Shitsch