

18807

MTC 11734-K

WARRANTY DEED

14495

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ALFRED A. CLARKE and KARIN E. CLARKE, husband and wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The S $\frac{1}{2}$, W $\frac{1}{2}$, NW $\frac{1}{4}$ of Section 23, Township 36 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon.

- continued on the reverse side of this deed -

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
stated on the reverse side 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 \$ 19,000.00
However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00
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 26 day of October, 1982;
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.

Frances Bates
FRANCES BATES

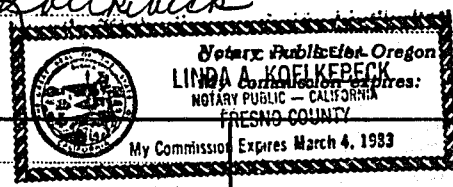
(if executed by a corporation,
affix corporate seal)

STATE OF OREGON, CALIFORNIA } ss.
County of Ventura
October 26, 1982

Personally appeared the above named
FRANCES BATES

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL) Linda A. Koelkebeck
Notary Public for Oregon
My commission expires:
March 4, 1983



Ms. Frances Bates
104 Camino Valverde
Camarillo, CA 93010
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Alfred A. Clarke
350 Mathilda Drive #14
Guleta, CA 93117
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
19

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

a corporation,
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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)

STATE OF OREGON,

County of) ss.
I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. All rights of way for existing roadways, ditches, canals, transmission line, and railway lines, as contained in Deed recorded in Volume 291, page 520, Deed Records of Klamath County, Oregon.
4. Reservations, restrictions, and easements as contained in Deeds recorded in Volume M75, page 840, Volume M75, page 842, and Volume M75, page 846, all Microfilm Records of Klamath County, Oregon, to wit:

"Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 ft. wide easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying North of, adjoining and parallel to the Southerly boundary of the N $\frac{1}{2}$ of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, and also over and across a 60 ft. wide strip of land laying East of, adjoining, and parallel to the Westerly boundary of the NW $\frac{1}{4}$ of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 1 Nov of Nov A.D. 19 82 at 2:45 o'clock P.M., and
duly recorded in Vol. M 82, of Deeds on Page 14495

Fee \$8.00

By Evelyn Biehn County Clerk

