

K-36869
STATUTORY WARRANTY DEED Vol. M84 Page 4365

KNOW ALL MEN BY THESE PRESENTS, That LESTER C. FLECK and IDA MAE FLECK, husband and wife, Grantor, convey and warrant to DAVID J. NOONAN, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

"Lot 3, Block 2, Town of Clinton, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) Reservations and restrictions contained in Deed from Clinton VanBrimmer et ux to Milo F. Coppock, dated May 23, 1912, and recorded June 8, 1918 in Deed Volume 37 on page 332, records of Klamath County, Oregon, as follows: "Save and except that there shall be no vinous malt or spirituous liquors sold or disposed of thereon, and whenever the business of retailing or wholesaling of spirituous liquors shall be conducted upon the premises herein described, said premises shall revert to the grantor and to his heirs."
- 3) Any unpaid charges or assessments of the VanBrimmer Ditch Company Irrigation District.
- 4) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River."

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true consideration for this conveyance is \$20,000.00, which is the whole of the consideration.

DATED THIS 16 day of March, 1984.

Lester C. Fleck
Grantor

Ida Mae Fleck
Grantor

STATE OF OREGON } ss.
County of Klamath }

Personally appeared the above-named LESTER C. FLECK and IDA MAE FLECK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated before me this 16 day of March, 1984.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-3-87

Grantor's Name and Address

Lester C. and Ida Mae Fleck

Grantee's Name and Address

David J. Noonan

Bx 13, Or 97633
Murphy

After recording, return to:

Klamath County Title Company
422 Main Street
Klamath Falls OR 97601

Until a change is requested, all tax statements shall be sent to:

David J. Noonan

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 16th day of March A.D., 1984 at 3:29 o'clock P.M. and duly recorded in Vol. M84, of Deeds on page 4365.

EVELYN BIEHN, COUNTY CLERK

by: [Signature] Deputy

Fee: \$ 4.00

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