

36150

MTC-191257
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MAURINE L. CLARK, as to an undivided 1/2 interest and JUNE H. FAY, as to an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY C. SPICER, JEANNE SPICER, and CHARLES H. SPICER, not as tenants in common, but 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:

A parcel of land situate in the SW 1/4 SW 1/4 of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Easterly right of way line of the U.S. Highway No. 97, which is 228 feet Southerly from the Northwest corner of the SW 1/4 SW 1/4 of Section 34, Township 35 South, Range 7 East of the Willamette Meridian; thence running Southeasterly along the Easterly right of way line of said Highway No. 97, 600 feet; thence due East 265 feet; thence Northwesterly and parallel to the said Easterly right of way line of Highway No. 97, 600 feet; thence due West 265 feet to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 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 \$ 14,000.00
~~On or before the actual consideration consists of the sum of \$ 14,000.00, the value of which is the whole consideration and the sum of \$ 14,000.00, 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 20th day of April, 1984; 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)

STATE OF OREGON, } ss.
 County of _____, 19____.

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires: _____

STATE OF OREGON, County of _____

Personally appeared _____, 19____, 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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires: _____

Maurine L. Clark and June H. Fay
 1340 Munras Avenue
 Monterey, CA 93940
 GRANTOR'S NAME AND ADDRESS

Henry C. Spicer and Charles H. Spicer
 3t. Rt. Box 21
 Chiloquin, OR 97624
 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, } ss.

County of _____

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/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

By _____

Recording Officer
 Deputy

- continued from the reverse side of this deed -

7234

SUBJECT TO:

1. Rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Reservations and restrictions as contained in Deed recorded January 13, 1958, in Volume 296, page 609, Deed Records of Klamath County, Oregon, to wit: "except reservations contained in United States Patent, and except contract easement and water and irrigation and drainage rights, if any there may be, arising from the fact that the lands are within the boundaries of the Klamath Indian Reservation."

"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."

TO 1944 CA (8-74)
(Individual)

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On April 20, 1984

} SS.

State, personally appeared MAURINE L. CLARK

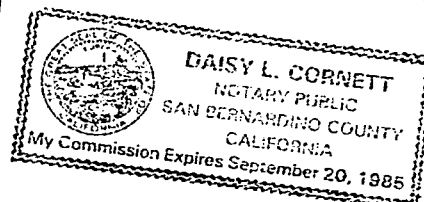
before me, the undersigned, a Notary Public in and for said



to be the person whose name is she, known to me
to the within instrument and acknowledged that she
executed the same.

WITNESS my hand and official seal.

Signature Daisy L. Cornett



(This area for official notarial seal)

CAT. NO. NN00627
TO 1944 CA (7-82)

(Individual)

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On April 24, 1984

} SS.

said State, personally appeared JANE HUTCHINGS FAY

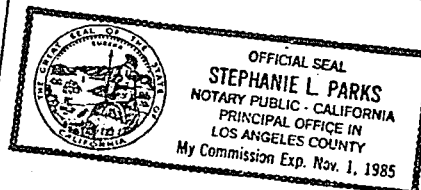
before me, the undersigned, a Notary Public in and for



proved to me on the basis of satisfactory evidence to be
the person whose name is she subscribed to the
within instrument and acknowledged that she ex-
cuted the same.

WITNESS my hand and official seal.

Signature Stephanie L. Parks



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for
record on the 1st day of May A.D., 19 84 at 11:13 o'clock A M,
and duly recorded in Vol M84, of Deeds on page 7233.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Lynn Ann Ed, Deputy