

55815

ASPEN M-29348

Aspen

TITLE & ESCROW, INC. Vol. 1485 Page 19459  
WARRANTY DEED (INDIVIDUAL)

JOHN E. CLARK and SHELLI M. CLARK, husband and wife  
 convey(s) to FRANCES J. BARKER  
 all that real property situated in the  
 County of Klamath, State of Oregon, described as:

Lot 1, Block 1, Tract No. 1131, THE WADES, in the County of Klamath,  
 State of Oregon.

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Reservations, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1131, The Wades.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : June 24, 1977  
 Book : M-77  
 Page : 11099

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 38,000.00. However, the actual consideration consists of or includes other property or interests given or promised which is part of the purchase price, to be determined by the parties, or as otherwise appears on the record.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25 day of November, 19 85.

John E. Clark

Shelli M. Clark

STATE OF OREGON, County of Klamath )ss.

On this 26th day of November, 19 85.

Personally appeared the above named John E. Clark and Shelli M. Clark, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra Handsaker  
 Notary Public for Oregon  
 My Commission Expires: 7-23-89

John E. Clark  
 Shelli M. Clark

GRANTOR'S NAME AND ADDRESS

Frances J. Barker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frances J. Barker  
 Rt 2 Box 40  
 Bonanza, OR 97623  
 NAME, ADDRESS, ZIP

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

Frances J. Barker  
 Rt 2 Box 40  
 Bonanza, OR 97623  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of November, 19 85, at 4:24 o'clock P M., and recorded in book/reel/volume No. M85 on page 19459 or as document/fee/file instrument/microfilm No. 55815, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Pat Smith Deputy

Fee: \$5.00

FORM 885-2.5M