

60514

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John Jerome Clark and Roberta J. Clark, husband and wife, and John Joseph Clark and Theresa Clark, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Renata D. Ryan, Diana Maria Ryan and William T. Ryan, 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:

Government Lots 19 and 22, and that portion of Lot 14 lying South of the Sprague River Highway in Section 13, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

(See attached Exhibit "A" and by this reference incorporated herein as if fully set forth herein;)

(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 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 \$42,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 20th day of July, 1978; 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)

See additional notary on reverse

STATE OF ~~OREGON~~ ~~CALIFORNIA~~ } ss.
County of Klamath
July 20, 1978

STATE OF OREGON, County of _____, ss.

Personally appeared _____ and _____

John Jerome Clark, et al
Robert J. Clark, John Joseph Clark
and Theresa Clark

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

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:

Notary Public for ~~California~~ Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

John Jerome Clark, et al
% Gary Hedlund
325 Main, K. Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Renata D. Ryan, et al
% MTC 407 Main
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mountain Title Company

NAME, ADDRESS, ZIP

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

No Change

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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Subject, however, to the following:

1. Power Line Easements granted to California Oregon Power Company by instruments recorded in Deed Books as follows: Book 105, page 110; Book 124, page 245; Book 166, page 363; Book 80, page 433, all Records of Klamath County, Oregon.

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. Rights of way, granted to Klamath County by a deed dated March 20, 1929, recorded April 23, 1929 in Book 85 at page 616, Deed Records of Klamath County, Oregon, said right of way being a strip of land 60 feet in width and 30 feet on each side of the center line of the Sprague River Highway as surveyed over Lots 12, 13, and 14 of Section 13, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

4. A 60 foot wide easement along the western border of Lots 29, 28, 21 and 20 and that portion of Lot 13 which lies south of the Sprague River Highway, and also a 60 foot wide easement along the eastern border of Lots 22 and 19 and that portion of Lot 14 which lies south of the Sprague River Highway. Said easements as described above are for the use of adjoining property owners and their assigns and successors as are set out in the following:

A. Easement, including the terms and provisions thereof, dated February 7, 1969, recorded May 18, 1970 in M70, page 3950 to Philip W. Curtis.

B. Easement, including the terms and provisions thereof, dated February 7, 1969, recorded May 18, 1970 in M70, page 3957, to Eugene J. Borgna, et ux.

C. An easement created by instrument, including the terms and provisions thereof, dated January 6, 1969, recorded August 25, 1970 in Book M70, page 7474, Microfilm Records, in favor of Vincent P. Shoulin, et ux, for 60 foot roadway.

D. An easement created by instrument, including the terms and provisions thereof, dated January 2, 1969, recorded March 18, 1971 in Book M71, page 2315, Microfilm Records, in favor of Geroge A. Pondella, Jr., for a 60 foot roadway.

E. An easement created by instrument, including the terms and provisions thereof, dated December 17, 1969, recorded March 30, 1970 in Book M70, page 2449, Microfilm Records, being a right of way over the West 60 feet of Lots 13, 20, 21, 28 and 29, Section 13, Township 36 South, Range 10 E. W. M.

F. An easement created by instrument, including the terms and provisions thereof, dated October 12, 1972, recorded November 5, 1974 in Book M74, page 14300, in favor of Josephine L. Pavlik for joint user roadway.

G. An easement created by instrument, including the terms and provisions thereof, dated April 2, 1969, recorded November 5, 1974 in Book M74, page 14302, in favor of Josephine L. Pavlik for joint user roadway.

H. An easement created by instrument, including the terms and provisions thereof, dated June 9, 1969, recorded November 5, 1974, in Book M74, page 14304, in favor of Martin J. Ceipielik and Beverly L. Ceipielik for joint user roadway.

EXHIBIT "A"

STATE OF CALIFORNIA

COUNTY OF ORANGEOn July 10, 1978

} ss.

before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared

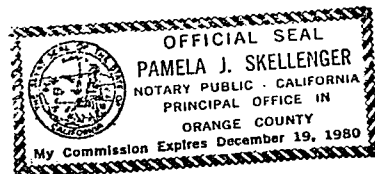
John Joseph Clark & Theresa Clark

_____, known to me
to be the person S whose name S subscribed to the
within instrument and acknowledged that they executed the
same.

Pamela J. Skellenger
Pamela J. Skellenger



FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 21st day
of April A.D., 19 86 at 3:44 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 6778

Evelyn Biehn,
By _____

County Clerk

FEE \$14.00