

WARRANTY DEED

Vol. 187 Page 7613

74193

KNOW ALL MEN BY THESE PRESENTS, That RICHARD S. CLARK WHO ACQUIRED TITLE AS
RICHARD C. CLARK and BERNADINE A. CLARK, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. CLARK and
DAVID S. CLARK and KEVIN J. CLARK and BRIAN T. CLARK, 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:

FOR A COMPLETE LEGAL DESCRIPTION OF PROPERTY BEING TRANSFERRED PLEASE REFER
 TO EXHIBIT "A" ATTACHED HERETO AND MADE A PART 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:
 Conditions, covenants and conditions of record.

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 \$15,000.00

However, the consideration shall be deemed to be the full and true consideration for the purpose of this deed, and the grantor hereby certifies that the consideration is not less than the full and true consideration for the purpose of this deed. (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 30th day of April, 1987;
 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED 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.

Richard S. Clark
 Richard S. Clark

Bernadine A. Clark
 Bernadine A. Clark

STATE OF OREGON, } ss.
 County of Lane
April 28, 1987

Personally appeared the above named

Richard S. Clark and Bernadine A. Clark

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

NOTARY
 PUBLIC
 (OFFICIAL
 SEAL)

Wendy J. Johnson
 Notary Public for Oregon
 My commission expires: 3-20-90

Notary Public for Oregon
 My commission expires:

(If executed by a corporation,
 affix corporate seal)

Richard S. Clark
 Bernadine A. Clark

GRANTOR'S NAME AND ADDRESS

Richard C. Clark, et al
 1418 Russet Drive
 Eugene, OR 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Eugene Escrow Service, Inc.
 P. O. Box 409
 Eugene, OR 97440 #874031

NAME, ADDRESS, ZIP

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

Richard C. Clark, et al
 1418 Russet Drive
 Eugene, OR 97401

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instru-
 ment was received for record on the
 day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/micronfilm/reception No. _____,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

77 MAY 5 AM 10 53

7614

EXHIBIT "A"

A tract of land situated in the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian: Beginning at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South along the 1/16 line 411.5 feet to the South line of instrument recorded in Deed Volume 361, page 349, and the true point of beginning; thence East 29.26 feet; thence South 0 degrees 00'51" East 98.24 feet; thence West to the center line of Crescent Creek; thence Northwesterly along said center line to the most Southerly Southwest corner of Deed Volume 361, page 349; thence East along the South line of said Deed to the point of beginning.

SUBJECT TO: Taxes for the current fiscal year, 1970-71, which are a lien but not yet payable; rights of the public in and to any portion of the herein-described property lying within the limits of roads and highway; rights of the public and of Governmental bodies in and to any portion of the herein-described property lying below the high water mark of Crescent Creek; and an easement over the Easterly 25 feet for roadway and utility purposes.

TOGETHER WITH a perpetual easement for ingress to and egress from said property over the Easterly 25 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the Northerly 25 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18 which lies Southwesterly and Easterly of the Willamette Highway and Northerly and Easterly of said described property but reserving a perpetual easement over the Easterly 25 feet of said described property for egress from and ingress to land lying South and East of said described property in said Section 18, Twp. 24 S., R. 7 E., W.M.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 5th day of May A.D., 19 87 at 10:53 o'clock A M., and duly recorded in Vol. N87 of Deeds on Page 7613.

FEE \$14.00

Evelyn Biehn, County Clerk
By *Pat Smith*