

79898



WARRANTY DEED (INDIVIDUAL)

Vol. M87 Page 17689

JERRY L. SMITH and LINDA J. SMITH, husband and wife
 convey(s) to HOMER D. CLARK and DORIS A. CLARK, husband and wife, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

The West 96 feet of Lot 69, PLEASANT HOME TRACTS NO. 2, in the County
 of Klamath, State of Oregon.

"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 DEPART-
 MENT 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 PLAN-
 NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"
 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 \$ 42,000.00. However, the actual con-
 sideration consists of or includes other property or value given or promised which is the whole consideration
 (Indicate which) (Delete between symbols; if not applicable. See ORS 93.030) part of the
 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 28th day of September
 19 87.

STATE OF OREGON, County of Klamath
September 28, 19 87.

Personally appeared the above named Jerry L. Smith and Linda J. Smith
 instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Robert A. Truax
 Notary Public for Oregon
 My Commission Expires: 10-13-90

Jerry L. Smith
 Linda J. Smith

GRANTOR'S NAME AND ADDRESS

Homer D. Clark
 Doris A. Clark

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
 2943 SOUTH SIXTH STREET
 KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
 2943 SOUTH SIXTH STREET
 KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as document/film/microfilm No. _____
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year 1987-88 are now a lien but not yet payable.
 2. Conditions, restrictions as shown on the recorded plat of Pleasant Home Tracts No. 2.
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346.
 5. Subject to reservation in deed from Charles W. Miller to Ora C. Burkes, recorded July 6, 1939 in Book 123 at page 191, Deed Records of Klamath County, Oregon.
 6. Easement, including the terms and provisions thereof:
- | | | |
|------------|---|--|
| For | : | Right of way |
| Granted to | : | California Oregon Power Company, a corporation |
| Recorded | : | September 1, 1939 |
| Book | : | 124 |
| Page | : | 246 |

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 29th day
of September A.D. 19 87 at 4:19 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 17689.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]