

1711

MT-21345K

KNOW ALL MEN BY THESE PRESENTS, That

JOSEPH W. JAMES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL LEE CLIFFORD and DONNA BASSFORD CLIFFORD, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

The South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #3908-02200-01300.

TOGETHER WITH 1984 SUPRE 2U Model Home, Oregon License #X191265, Serial #AB7SC25050R which is situated on the above described real property. Klamath County Tax Account #N191265.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 76,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the entire 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 15th day of June, 19 89; 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.

Joseph W. James
JOSEPH W. JAMES

STATE OF OREGON,
County of Klamath ss.
June 15, 19 89

Personally appeared the above named
JOSEPH W. JAMES

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

(OFFICIAL
SEAL)

Before me:

Kristen E. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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

Personally appeared _____ and
each for himself and not one for the other, did say that the former is the
_____, a corporation,
secretary of _____

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 Oregon
My commission expires:

(OFFICIAL
SEAL)

JOSEPH W. JAMES
Rt. 5 Box 1031 Sp. 52
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
DANIEL LEE CLIFFORD and DONNA BASSFORD CLIFFORD
Rt. 5 Box 294B
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

Her recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change in record of all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDING'S USE

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 21st day of June, 19 89, at 9:07 o'clock A.M., and recorded in book M89 on page 11059 or as file/reel number 1711.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Pauline Mulders Deputy
Recording Officer

Fee \$8.00