

OK

KNOW ALL MEN BY THESE PRESENTS, That JIM S. CLARK & MARY V. CLARK, also known as J.S. CLARK & M.V. CLARK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. JIRSA SR. & JENNIFER M. EBERHARD, not as tenants in common but with the right of survivorship, 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:

The S $\frac{1}{2}$  of Lot 4, Block 5, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-10CA-3201

Subject to: Liens and encumbrances of record including prior Trust Deed in favor of Anna Ackerman, recorded in Volume M89, page 18593, Microfilm Records of Klamath County, Oregon, which buyers herein do not agree to assume and pay, and sellers further agree to hold buyers harmless therefrom.

(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 those of record and apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the above granted 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 \$ 7,000.00. However, the actual consideration consists of or includes other property, or value given or promised, which is not stated in this deed.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 27th day of September, 1989.

Jim S. Clark  
Mary V. Clark  
Mary V. Clark Sept 27, 1989

STATE OF OREGON, County of Klamath ss. Personally appeared the above named Jim S. Clark & Mary V. Clark

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me, John F. McCullough Notary Public for Oregon My commission expires 3-20-1992

(OFFICIAL SEAL) PUBLIC

NOTE: The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

<p>Jim S. Clark &amp; Mary V. Clark P.O. Box 288 Malin, OR. 97632 GRANTOR'S NAME AND ADDRESS</p>	<p>STATE OF OREGON, } ss. County of <u>Klamath</u> I certify that the within instrument was received for record on the <u>3rd</u> day of <u>Oct</u>, 19<u>89</u>, at <u>3:25</u> o'clock <u>P.M.</u>, and recorded in book/reel/volume No. <u>M89</u> on page <u>18671</u> or as fee/file/instrument/microfilm/reception No. <u>5976</u>, Record of Deeds of said county. Witness my hand and seal of County affixed.</p>
<p>After recording return to: Donald R. Jirsa Sr. &amp; Jennifer M. Eberhard 3904 Austin Street Klamath Falls, OR. 97603 NAME, ADDRESS, ZIP</p>	<p>By <u>Evelyn Biehn</u> County Clerk NAME TITLE By <u>Debra M. Mulholland</u> Deputy</p>
<p>Until a change is requested all tax statements shall be sent to the following address. Donald R. Jirsa Sr. &amp; Jennifer M. Eberhard 3904 Austin Street Klamath Falls, OR. 97603 NAME, ADDRESS, ZIP</p>	<p>Fee \$8.00</p>