

OK

5976

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

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 grantor, for the consideration hereinafter stated, 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 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.

89 OCT 3 PM 3 25

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.

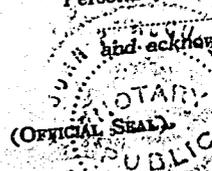
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00

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.

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.

Jim S. 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



Before me: John F. McCullley, Notary Public for Oregon, My commission expires 3-20-1992

Jim S. Clark & Mary V. Clark
P.O. Box 288
Malin, OR 97632
GRANTOR'S NAME AND ADDRESS
Donald R. Jirsa Sr. & Jennifer M. Eberhard
GRANTEE'S NAME AND ADDRESS

After recording return to: Donald R. Jirsa Sr. & Jennifer M. Eberhard 3904 Austin Street Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Donald R. Jirsa Sr. & Jennifer M. Eberhard 3904 Austin Street Klamath Falls, OR 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 3rd day of October, 1989, at 3:25 o'clock P.M., and recorded in book/reel/volume No. M89 on page 18671 or as fee/title/instrument/microfilm/reception No. 5976, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By: [Signature] Deputy

Fee \$8.00