

KNOW ALL MEN BY THESE PRESENTS, That Mark Emerson Donahue & Gail Lyn Ostrander, who acquired title as GAIL LYN DONAHUE, as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Timothy K. Clark & Catherine L. Clark, as tenants by the entirety, 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: See attached legal description made a part herein

\*\*as M83, Page 15440 which the herein grantees assume and agree to pay.

"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, all those of record and those apparent upon the land, if any, as of the date of this deed together with two mortgages in favor of The State of Oregon/Director of Veterans Affairs, recorded March 30, 1979, as M79 Page 6990 and September 9, 1983\*\* 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 \$ 51,500.00

~~Handwritten note: This deed is void and of no effect except as to the portion of the property described in the legal description which is the subject of the deed. The portion of the property described in the legal description which is not the subject of the deed is hereby released and the grantor shall be held harmless therefrom.~~

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 4 day of September 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.

*Mark Emerson Donahue*  
Mark Emerson Donahue

*Gail Lyn Ostrander*  
Gail Lyn Ostrander, formerly Donahue  
STATE OF OREGON, County of ) ss.  
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Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation,

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

ALSO SEE ATTACHED NOTARY

STATE OF OREGON,  
County of Klamath ) ss.  
October 4, 19 89

Personally appeared the above named \_\_\_\_\_  
Mark Emerson Donahue

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

Before me: *Willene J. Tucker*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-16-92

Mark Emerson Donahue & Gail Lyn Ostrander  
2210 Mortimer St  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Timothy K. Clark & Catherine L. Clark  
1885 Del Moro  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Timothy K. Clark & Catherine L. Clark  
1885 Del Moro  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

DVA  
Tax Service

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

MTC No: 22107-D

EXHIBIT "A"  
LEGAL DESCRIPTION

That part of Lots 5 and 6 in Block 19 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point 50 feet Southwesterly along Del Moro Street from the point of intersection of the Southwesterly line of El Dorado Street and the Northwesterly line of Del Moro street thence Southwesterly along the Northwesterly line of Del Moro Street 40 feet; thence Northwesterly parallel with El Dorado Street 100 feet to the line between Lots 4 and 5 of said Block 19 of Hillside Addition; thence Northeasterly along said line 40 feet; thence Southeasterly parallel with El Dorado Street to the point of beginning.

Tax Account No: 3809 029AA 07400

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF ~~OREGON~~ UTAH

County of SALT LAKE } ss.

BE IT REMEMBERED, That on this 6TH day of OCTOBER, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Gail Lyn Osterander

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]  
Notary Public for Utah

My Commission expires Oct. 8, 1991

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day of Oct. A.D., 19 89 at 9:07 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 19131.

Evelyn Biehn County Clerk  
By Pauline Muelandore

FEE

\$13.00