

AFTER RECORDING RETURN TO:
DONALD G. CLARK
ROSE M. CLARK
5187 S. ETNA
KLAMATH FALLS, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

OWEN N. MATTHEWS AND DEBRA G. MATTHEWS hereinafter called
GRANTOR(S), convey(s) to DONALD G. CLARK AND ROSE M. CLARK,
Husband and Wife hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Rights of the
public in an to any portion of the herein described premises
lying within the boundaries of roads or highways. 2)
Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals of Klamath
Irrigation District and South Suburban Sanitary District. 3)
Conditions and restrictions in deed recorded July 11, 1950 in
book 240 at page 150. 4) Easement, including the terms and
provisions thereof for Electrical transmission line granted to
California Oregon Power Company recorded July 24, 1933 in book
101 at page 274. 5) Reservations contained in deeds from
Everett R. Dennis, et ux., to Vernon G. Howard, et ux., recorded
in book 244 at page 560 and in book 257 at page 229, deed
records of Klamath County, Oregon. 6) Easement, including the
terms and provisions thereof for an underground water pipe over
the SW 1/4 NW 1/4 Section 14 granted to James F. Stilwell, et
ux., recorded April 11, 1955 in book 273 at page 450. 7)
Easement, including the terms and provisions thereof granted to
Pacific Power and Light for electrical transmission line over SW
1/4 NW 1/4 and recorded February 16, 1962 in book 335 at page
491.

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
\$44,000.00.

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 20th day of December 1989


OWEN N. MATTHEWS


DEBRA G. MATTHEWS

STATE OF OREGON, County of KLAMATH)ss.

December 22, 1989

Personally appeared the above named OWEN N. MATTHEWS AND DEBRA
G. MATTHEWS and acknowledged the foregoing instrument to be
their voluntary act and deed.

WARRANTY DEED
PAGE 2



Before me: [Signature]
Notary Public for Oregon
My Commission Expires: March 4, 1992

[Faint, mostly illegible text, likely the body of the deed or warranty document]

WARRANTY DEED
Webb
1988

1988-1989

A portion of the SW 1/4 NW 1/4 in Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the recorded plat of Summer Heights; thence due South 138.55 feet to the true point of beginning of this description; thence continuing South 46.05 feet; thence South 37 degrees 18' East 73.35 feet; thence North 65 degrees 33 1/2' East 125 feet; thence North 14 degrees 15 1/2' West 88.5 feet; thence South 76 degrees 26' West 140.4 feet to the true point of beginning.

EXCEPTING that portion deeded for South Etna Street in Book M-71 at Page 8160, Microfilm Records, more particularly described as follows:

Beginning at the Northeast corner of Summers Heights Subdivision; thence South along Summers Heights Subdivision 138.55 feet to the true point of beginning; thence South along Summers Heights Subdivision 46.05 feet; thence South 37 degrees 18' East 73.35 feet; thence North 65 degrees 33 1/2' East 51.29 feet; thence North 37 degrees 18' West 109.14 feet; thence North 2.39 feet; thence South 76 degrees 26' West 25.72 feet to the point of beginning.

CODE 41 MAP 3909-14BC TL 2800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day
of Jan. A.D., 9 90 at 2:55 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 204.

FEE \$38.00

Evelyn Biehn County Clerk

By Pauline Mulindore