

10793

MT 23007-P

WARRANTY DEED

NANCY E. CLARK

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH ALCOHOL AND DRUG ABUSE, an Oregon non-profit corporation, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

"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 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 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 \$ 79,900.00.  
~~Whereas, the certain real property described in the foregoing instrument is the property of the grantor, and the grantor is lawfully seized in fee simple and 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 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.~~

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 30th day of January, 19 90; 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.

Nancy E. Clark

STATE OF OREGON, )  
County of Klamath ) ss.  
1/30, 19 90

Personally appeared the above named \_\_\_\_\_  
Nancy E. Clark

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ her \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)  
Before me:  
Pamela J. Spencer  
PAMELA J. SPENCER  
NOTARY PUBLIC-OREGON  
Notary Public for Oregon 8/16/92  
My Commission Expires \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_.

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: \_\_\_\_\_

Nancy E. Clark  
3212 NE 44th AVE  
Portland, OR 97213  
GRANTOR'S NAME AND ADDRESS

KLAMATH ALCOHOL AND DRUG ABUSE  
310 S 5th  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
KLAMATH ALCOHOL AND DRUG ABUSE  
310 S 5th  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
KLAMATH ALCOHOL AND DRUG ABUSE  
310 S. 5th  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.

County of \_\_\_\_\_  
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

## EXHIBIT "A"

The Southeasterly one-half of Lots 1 and 2 of Block 85 of KLAMATH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the corner formed by the alley through Block 85 and the Westerly line of 5th Street, being the most Easterly corner of Lot 1 said Block 85; thence Northwesterly along the Westerly line of 5th Street, 50 feet; thence Southwesterly and at right angles to 5th Street, 104 feet, more or less to the line between Lots 2 and 3 in said Block; thence Southeasterly along said line between said Lots, 50 feet to the alley; thence Northeasterly along the Northerly line of alley to the place of beginning.

Tax Account No: 3809 032AD 09600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day  
of Jan. A.D., 19 90 at 11:18 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 2057

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullins