

11949

MTC 22376-P

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

COTTAGE GROVE MOTOR

COMPANY, an Oregon

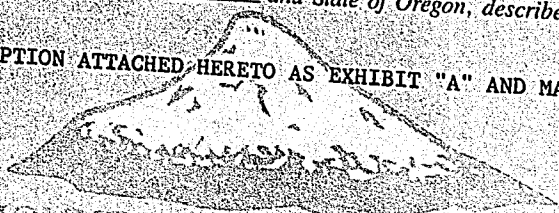
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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JAMES LEE CLARK

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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.



MOUNTAIN TITLE COMPANY

"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,

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 \$ 19,950.00

However, the actual consideration consists of or includes other property or value given or promised in exchange for the above described premises, which is described as follows:

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 1st day of March, 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.

Cottage Grove Motor Company

Don H. Jones, President

STATE OF OREGON,

County of SS

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of SS

Personally appeared

Don H. Jones

who, being duly sworn, did say that the above is the president and of COTTAGE GROVE MOTOR COMPANY

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:

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of SS

I certify that the within instrument was received for record on the 1st day of March, 19 90, at 10 o'clock AM, and recorded in book 1990 on page 4036 or as file/reel number 1990.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

4037

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the SE1/4 of the NE1/4, Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 220 feet West and 440 feet North of the SE corner of the SE1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North parallel with the East line of said SE1/4 of the NE1/4 a distance of 250 feet; thence West parallel with the North line of said SE1/4 of the NE1/4 a distance of 220 feet; thence South parallel with the East line of said SE1/4 of the NE1/4 a distance of 250 feet; thence East parallel with the South line of said SE1/4 of the NE1/4 a distance of 220 feet to the point of beginning.

Tax Account No: 2408 0025A 02600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of March A.D. 19 90 at 1:42 o'clock PM. the 2nd day
of Deeds on Page 4036 and duly recorded in Vol. M90

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullendore