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12536

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DONALD L. SLOAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWIN J. CLOUGH

, hereinafter called the grantee, 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:

Lot 3 and the North 318 feet of Lots 4 and 5, EXCEPT the West 30 feet of Lot 5, Block 2, HOMELAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO EXCEPTING THEREFROM the following: A parcel of land lying in Lot 5, Block 2, Homeland Tracts, Klamath County, Oregon, described as follows: Beginning on the East right of way line of Madison Street in Lot 5 at a point 15 feet South of the right of way line of the Klamath Falls-Lakeview Highway, which shall be the true point of beginning; thence along said East right of way line North 15 feet to the Klamath Falls-Lakeview Highway right of way line; thence East 15 feet along said right of way line; thence southwesterly in a straight line to the point of beginning, said parcel containing 112.5 square feet.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(CONTINUED ON REVERSE)

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 as herein stated,

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 \$ 100,000.00

~~There is no other actual consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00~~

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 16th day of March, 1990; 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.

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.

DONALD L. SLOAN BY. H.F. SMITH

Attorney in fact

STATE OF OREGON }
County of KLAMATH } ss.

This instrument was acknowledged before me on March 16th, 1990, by H. F. SMITH, attorney in fact for DONALD L. SLOAN on whose behalf said instrument was executed.

NOTARY PUBLIC FOR OREGON

My commission expires 12-19-92

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/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edwin J. Clough
P. O. Box 338
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Edwin J. Clough
P. O. Box 338
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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(Description continued) irrigation rights in connection therewith.
 (2) Rules, regulations and assessments of South Suburban Sanitary District.
 (3) Reservation and restrictions, including the terms and provisions thereof, from F. C. Adams and Gladys T. Adams, his wife, to D. Frazer, dated February 7, 1939, recorded March 27, 1945, in Volume 174, Page 450, deed records of Klamath County, Oregon. (4) Easement and conveyance of access, including the terms and provisions thereof, from Basso Antonia Frazer, a widow, to the State of Oregon, by and through its State Highway Commission, recorded June 1, 1964, in Volume 353, Page 294, deed records of Klamath County, Oregon. (5) Permanent easement and rights of access, including the terms and provisions thereof, as contained in Final Judgment dated April 23, 1965, filed April 23, 1965, in the Circuit Court of the State of Oregon for Klamath County, in Case No. 64-138 L.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 20th day
 of March A.D., 19 90 at 10:36 o'clock A.M., and duly recorded in Vol. M90
 of Deeds on Page 5102

Evelyn Biehn, County Clerk

By Douglas Muelens

FEE \$33.00