

13055

MC 23224

WARRANTY DEED

Vol. 990 Page 6041

KNOW ALL MEN BY THESE PRESENTS, That FOREST PRODUCTS FEDERAL CREDIT UNION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS W. CLARK & SHARON R. CLARK, husband and wife, 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"  
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 \$ 14,000.00.  
~~It is hereby acknowledged that the above consideration was paid in full for the purchase of the above described property and that no other consideration was paid or to be paid for the same.~~  
~~Said consideration was paid in full for the purchase of the above described property and that no other consideration was paid or to be paid for the same.~~

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 2nd day of April, 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.

FOREST PRODUCTS FEDERAL CREDIT UNION

By: 

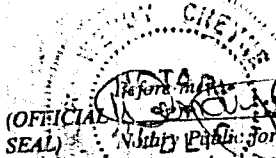
STATE OF OREGON,

County of Klamath ss.

Personally appeared the above named \_\_\_\_\_

Michael P. ColemanRetail Credit Supervisorof Forest Products Federal Credit

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



(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 10-3-90

FOREST PRODUCTS FEDERAL CREDIT UNION

PO Box 1179

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Dennis W. Clark & Sharon R. Clark5749 Leland Dr.Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis W. Clark & Sharon R. Clark5749 Leland Dr.Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change in ownership all tax statements shall be sent to the following address:

Dennis W. Clark & Sharon R. Clark5749 Leland Dr.Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_ 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: \_\_\_\_\_

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"  
LEGAL DESCRIPTION

A parcel of land being a portion of Lots 1, 2 and 3 in Block 1 as shown on the map entitled "Subdivision of Blocks 2B and 3 of Homedale" situated in the E1/2 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Western line of Madison Street and the Eastern line of Lot 1, Block 1 of said Subdivision of Blocks 2B and 3 of Homedale, which lies South 0 degrees 03' 41" West of an iron pipe which marks the Northeastern corner of said Lot 1, Block 1, a distance of 118.41 feet; thence North 84 degrees 34' West along an existing fence a distance of 72.66 feet to an iron pin; thence South 1 degree 54' 55" West a distance of 52.62 feet to an iron pin and the true point of beginning; thence, continuing South 1 degree 54' 45" West along an existing fence a distance of 85.12 feet to an iron pin; thence South 0 degrees 03' 43" West along an existing fence a distance of 117.55 feet to an iron pin on the Northern line of Leland Drive; thence, along said Northern line of Leland Drive, North 52 degrees 38' West a distance of 68.62 feet to a point; thence North 36 degrees 36' West a distance of 51.53 feet to a point; thence North 74 degrees 55' 18" West a distance of 26.66 feet to an iron pin; thence, leaving said Northern line of Leland Drive, North 8 degrees 16' 52" East a distance of 128.14 feet to an iron pin; thence South 81 degrees 35' 53" East a distance of 96.57 feet to an iron pin and the true point of beginning, with bearings and distances based on Minor Partition 82.83, filed in the Klamath County Engineer's Office.

Tax Account No: 3909 011AA 05000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day of April A.D. 1990 at 2:05 o'clock P.M., and duly recorded in Vol. m90 of Deeds on Page 6041.

FEE \$33.00

Evelyn Biehn County Clerk

By Deanne Mulender