

OK

24289

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jim S. Clark and Mary V. Clark
Husband and Wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John J. Nesbit, 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:THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 23 TOWNSHIP 36 SOUTH RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON. TAX LOT R324946.THE PRESENT OWNER AND ALL FUTURE OWNERS OF TAX LOT R324946 DESCRIBED AS TO-WIT: THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, SECTION 23, TOWNSHIP 36 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON. WILL NOT BLOCK, DAM, TAINT, OR REFUSE ACCESS AND CONSTANT USE OF THE SPRING FED CREEK WATER TO THE PRESENT OWNER AND ALL FUTURE OWNERS OF TAX LOT 324955 DESCRIBED AS TO-WIT: THE EAST 1/2 OF EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 12,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 January, 1991;

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.

Jim S. Clark
Mary V. Clark

STATE OF OREGON,

County of Klamath } ss.
January 2, 1991

Personally appeared the above named

Jim S. Clark and
Mary V. Clark

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-19-92

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:

(If executed by a corporation, affix corporate seal)

Jim S. Clark and Mary V. Clark
P.O. Box 72
Sprague River, OR 97639
GRANTOR'S NAME AND ADDRESSJohn J. Nesbit
2001 W. Union Hills Dr. Apt 262
Phoenix, AZ 85027
GRANTEE'S NAME AND ADDRESS

After recording return to:

John J. Nesbit
2001 W. Union Hills Dr. Apt 262
Phoenix, AZ 85027
NAME, ADDRESS, ZIP

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

Balance Taxes for 90, to Jim S. Clark
Thereafter to John J. Nesbit
Above Address
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.I certify that the within instrument was received for record on the 2nd day of Jan, 1991, at 2:08 o'clock P.M., and recorded in book/reel/volume No. M91 on page 36 or as fee/file/instrument/microfilm/reception No. 24289, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLEBy Debra M. Mulendore Deputy

Fee \$28.00

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