

31843 MTC # 25742

WARRANTY DEED

Vol. m9 / Page **13585**KNOW ALL MEN BY THESE PRESENTS, That BILL O. CLARK AND JONI CLARK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN CLARK AND KIMBERLY CLARK, AS TENANTS BY THE ENTIRETY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

LOT 8, BLOCK 115, BUENA VISTA ADDITION to the city of KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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

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 \$ 22,500.00.  
~~HOWEVER, THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE STATED CONSIDERATION IS NOT THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, BUT IS THE CONSIDERATION PAID FOR THE PURPOSE OF RECORDING THIS INSTRUMENT IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, AND THAT THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER IS \$0.00.~~

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 11<sup>th</sup> day of JULY, 19 91; 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.

STATE OF OREGON,  
 County of Klamath, ss.  
July 11, 19 91.

Personally appeared, the above named  
BILL O. CLARK AND JONI CLARK

Bill O. Clark  
 BILL O. CLARK

Joni Clark  
 JONI CLARK

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

Before me: [Signature]  
 Notary Public for Oregon  
 My commission expires: 4/24/93

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_ president, and by \_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ (SEAL)

Bill O. & Joni Clark  
7684 Trout River Rd.  
Klamath Falls OR 97603  
 GRANTOR'S NAME AND ADDRESS  
Dan & Kimberly Clark  
1530 Oak Forest Ave.  
Klamath Falls OR 97601  
 GRANTEE'S NAME AND ADDRESS

Klamath First Federal S&C  
240 Highway  
Klamath Falls OR 97601  
 NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of July, 19 91, at 8:55 o'clock A. M., and recorded in book M91 on page 13585 or as file/reel number 31849.

Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Notary Public Deputy

Fee \$28.00