

OK 32106

WARRANTY DEED

Vol. m91 Page 14030

CN 11

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL J. CLEMONS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL J. CLEMONS, AND SALVACION R. CLEMONS, Husband & Wife, 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 FALLS and State of Oregon, described as follows, to-wit:

The West 39 feet of Lot 9 and the East 21 feet of Lot 10, DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Re-recorded to add grantee.

(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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17th day of JULY, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

*Michael J. Clemons*

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 17, 1991,

by Michael J. Clemons

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*Catherine Gretlein*  
Catherine Gretlein Notary Public for Oregon  
My commission expires August 21, 1994

Return: MICHAEL J. CLEMONS (Salvacion R.)  
3870 BARRY AVENUE  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Michael J. Clemons  
on this 23rd day of July A.D., 19 91  
at 10:41 o'clock A.M. and duly recorded  
in Vol. M91 of Deeds Page 14288  
Evelyn Biehn County Clerk  
By *Dorinda Mueller* Deputy.

Fee, \$5.00

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of July, 19 91, at 10:59 o'clock A.M. and recorded in book reel volume No. M91 on page 14030 or as fee/file/instrument/microfilm/reception No. 32106, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Dorinda Mueller* Deputy

Fee \$28.00

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