

OK

47100

WARRANTY DEED

Vol. 92 Page 14709

KNOW ALL MEN BY THESE PRESENTS, That

~~CLARENCE CHARLES GIFFORD, JR.~~ AND PEARL M. GIFFORD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CLARENCE CHARLES GIFFORD, II

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 E1E1E1S1NE1 of Section 19, Township 35 South, Range 11, East of the Willamette Meridian. EXCEPTING therefrom the Southern 30 feet as an easement for ingress and egress.

(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

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$ 5000.00.
 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 3rd day of July, 1992; 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.

CALIFORNIA

~~CLARENCE CHARLES GIFFORD, SR.~~

Pearl M. Gifford
 PEARL M. GIFFORD

STATE OF ~~OREGON~~ County of San Diego ss.

This instrument was acknowledged before me on July 3, 1992
 by Clarence Charles Gifford, Sr. and Pearl M. Gifford

This instrument was acknowledged before me on July 3, 1992
 by PEARL M. Gifford
 as _____



OFFICIAL NOTARY SEAL
 DEBORAH LEE LOVELACE
 Notary Public - California
 SAN DIEGO COUNTY
 My Comm. Expires JUL 11, 1994

Deborah Lee Lovelace
 Notary Public for Oregon
 My commission expires July 15, 1994

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of July, 1992, at 10:07 o'clock A.M., and recorded in book/reel/volume No. M92 on page 14709 or as fee/file/instrument/microfilm/reception No. 47100, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Deborah M. Mendenhall Deputy

Fee \$30.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence Charles Gifford, II
47525 DePortola Rd.
Temecula, California 92592
 NAME, ADDRESS, ZIP

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

Carl B. Thornton
4360 Homedale Rd.
Klamath Falls, OR 97603
 NAME, ADDRESS, ZIP