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FORM No. 633—WARRANTY DEED (Individual or Corporate).

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OK 18687

WARRANTY DEED

Vol. 92 Page 17735

KNOW ALL MEN BY THESE PRESENTS, That Theresa Marie Captain

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

Grover Charles Clark Jr., 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:

Beginning on the point of the southerly line of Laverne Avenue 180 feet westerly from the intersection of said line with the westerly right of way line of the Great Northern Railway; thence running westerly along the southerly line to Laverne Avenue 60 feet; then southerly at right angles to Laverne Avenue 200 feet; thence easterly parallel to Laverne Avenue 60 feet; thence northerly 200 feet to the place of beginning, being a portion of tract 9 of Altamont Ranch Tracts.

Subject to; Regulations, including levies, assessments, water and irrigation rights and easements for ditch and canals of Klamath Irrigation District; Reservations in deed recorded Sept. 24 1945 in book 293, Deed Records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1987, which are now in but not yet payable. Also subject to rules, regulations, liens and assessments of South Suburban Sanitary District.

(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 \$ 0

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 7th day of August, 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.

Theresa Marie Captain

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 7, 1992,

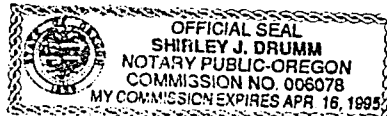
by Theresa Marie Captain

This instrument was acknowledged before me on , 19 ,

by

as

of



Shirley J. Drumm

Notary Public for Oregon

My commission expires April 16, 1995

Theresa Marie Captain  
2944 Laverne  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

After recording return to:

Grover Charles Clark Jr.  
2944 Laverne  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Grover Charles Clark Jr.  
2944 Laverne  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of Aug., 1992, at 9:15 o'clock A.M., and recorded in book/reel/volume No. M92 on page 17735 or as fee/file/instrument/microfilm/reception No. 48687, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Paula M. Mulder Deputy

Fee \$30.00