

49907

WARRANTY DEED

MTC 28313 MK

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KNOW ALL MEN BY THESE PRESENTS, That

ROY DOUGLAS CLARK and GALE LYNN CLARK, as tenants in common

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

EDWARD R. ROUFS and MARGARET A. ROUFS, husband and wife

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TOGETHER WITH 1979 WESTR Mobile Home, Oregon License #X170091, Serial #6023 which is situate on the real property described herein.

"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

except those of record and those apparent upon the land, if any, as the date of this deed 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 \$ 47,000.00However, 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 28 day of August, 1992; 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,

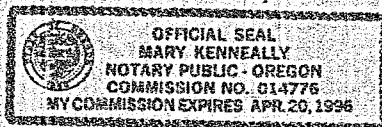
County of Klamath, ss.August 28, 1992.

Personally appeared the above named
ROY DOUGLAS CLARK
GALE LYNN CLARK

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires:



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)

ROY DOUGLAS CLARK and GALE LYNN CLARK

3135 DENBY

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

EDWARD R. ROUFS and MARGARET A. ROUFS

7309 Flag Court

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

EDWARD R. ROUFS and MARGARET A. ROUFS

7309 Flag Court

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

EDWARD R. ROUFS and MARGARET A. ROUFS

7309 Flag Court

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____ Recording Officer

Deputy

19659

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East along the 40 line a distance of 780.0 feet and North 1 degree 02' West a distance of 426.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Allamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North 89 degrees 41' 13" East a distance of 216.7 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S. Drain Ditch; thence North 04 degrees 20' 47" West 170.41 feet to the true point of beginning; thence continuing North 04 degrees 20' 47" West 21.02 feet to a point; thence North 30 degrees 36' 47" West 103.10 feet to a point; thence South 89 degrees 41' 13" West 154.90 feet; thence South 01 degrees 03' 56" East 110 feet to a point; thence North 89 degrees 41' 13" East 206.95 feet to the point of beginning, with bearings based on Minor Partition No. 81-6.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Aug. A.D. 19 92 at 2:30 o'clock P. M., and duly recorded in Vol. M92
of Deeds on Page 19658

Evelyn Biehn
By Christine Mulholland County Clerk

FEE \$35.00