

19907

WARRANTY DEED

MTE 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, 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:

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 \$ 47,000.00

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 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.

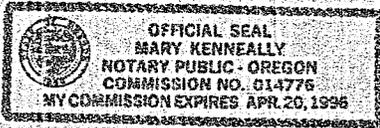
STATE OF OREGON, County of Klamath ss. August 28, 1992

Roy Douglas Clark by his Attorney-in-Fact, Gale Lynn Clark GALE LYNN CLARK

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)

Table with 2 columns: Grantor's Name and Address, Grantee's Name and Address. Rows include Roy Douglas Clark and Gale Lynn Clark, and Edward R. Roufs and Margaret A. Roufs.

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

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 [Signature] County Clerk

FEE \$35.00