

58895

NL 93 MAR 22 AM 11 06

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL J. CLEMONS AND SALVACION R. CLEMONS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SALVACION R. CLEMONShereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$ 5,000.00

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of MARCH, 1993;
if a corporate grantor, it has caused its name to be signed and its seal, if any, 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
Salvacion R. Clemons

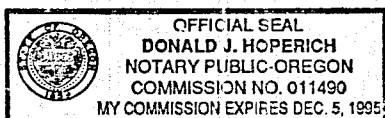
STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on MARCH 22, 1993,
by Michael J. Clemons and Salvacion R. Clemons

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



W. J. Hoperich
Notary Public for Oregon
My commission expires 12-05-95

MICHAEL J. & SALVACION R. CLEMONS

3870 BARRY AVENUE

KLAMATH FALLS, OR 97603

Grantor's Name and Address

SALVACION R. CLEMONS

3870 BARRY AVENUE

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

SALVACION R. CLEMONS

3870 BARRY AVENUE

KLAMATH FALLS, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

SALVACION R. CLEMONS

3870 BARRY AVENUE

KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument
was received for record on the 22nd day
of March, 1993, at
11:06 o'clock A.M., and recorded in
book/reel/volume No. M93 on page
5790 and/or as fee/file/instru-
ment/microfilm/reception No. 58895,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pauline M. Mullen*, Deputy.

Fee \$30.00
cc 1.00

30⁰ OK p.c.