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62137

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John J. Nesbitt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIM & MARY V. CLARK HUSBAND AND WIFE

hereinafter 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 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 23 TOWNSHIP 36 SOUTH RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON. Tax lot R324946
THE PRESENT OWNER AND ALL FUTURE OWNERS OF TAX LOT R 324946 DESCRIBED AS TO WIT: THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 SECTION 23, TOWNSHIP 36 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, COUNTY OF OREGON. WILL NOT BLOCK, DAM, TAINT, OR REFUSE ACCESS AND CONSTANT USE OF THE SPRING FEE CREEK WATER TO THE PRESENT OWNER AND ALL FUTURE OWNERS OF TAX LOT 324955 DESCRIBED AS TO WIT: THE EAST 1/2 OF EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) Klamath, STATE OF OREGON.

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 \$13,500.00
 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 27th day of MAY, 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.

John J. Nesbitt
John J. Nesbitt By Power of Attorney

STATE OF OREGON, County of Klamath) ss.

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

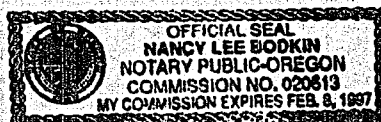
by _____

This instrument was acknowledged before me on May 27, 1993,

by Jim S. Clark

as power of attorney for John J. Nesbitt

of 18811 N 19th Ave #2001, Phoenix, AZ 85027 (Vol m91 Pg 25984)



Nancy Lee Bodkin
 Notary Public for Oregon
 My commission expires 2/8/97

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): <u>JIM S. AND MARY V. CLARK</u> <u>P.O. Box 72</u> <u>SPRAGUE RIVER, OR 97639</u>
Until requested otherwise send all tax statements to (Name, Address, Zip): <u>SAME AS ABOVE</u>

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 27th day of May, 1993, at 9:49 o'clock A.M., and recorded in book/reel/volume No. m93 on page 12087 and/or as fee/file/instrument/microfilm/reception No. 62137, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
 By Annette Mueller Deputy.

Fees \$30.00
 cc 2.00

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