# 62620

MOUNTAIN TITLE COMPANY

## MOUNTAIN TITLE COMPANY

Vol.m93 Page 13074

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. ROLLINS and SHIRLEY N. ROLLINS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

-DONALD A. CLUETT, SR. and JOHANNA M. CLUETT, 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 <u>KLAMATH</u> and State of Oregon, described as follows, to-wit: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

# MOUNTAIN TITLE COMPANY

"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, 55,000.00

XXXXXXXXXXXXXXX

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 10me, 1993 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\_ Klam June 7 . 19 9.3 hirl Personally appeared the above named . JAMES L. ROLLINS SHIRLEY N. ROLLINS and, acknowledged the foregoing instrument to be their \_ voluntary , act and deed. Before me: STATE OF OREGON, County of SI The foregoing instrument was acknowledged before me this Notary Public for Oregon , 19 , by My commission expires: 11/16 president, and by secretary of OFFICIAL SEAL KRISTI L. REDD NOTARY PUBLIC - OREGON COMMISSION ND. 010431 MY COMMISSION EXPIRES NOV. 16, 1995 corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL) JAMES L. ROLLINS & SHIRLEY N. ROLLINS STATE OF OREGON, 213 Turkey Ridge Rd. SS. Cedar Creek, TX 79612 GRANTOR'S NAME AN County of \_ ND ADDRESS I certify that the within instrument was DONALD A. CLUETT, SR. & JOHANNA M. CLUETT received for record on the \_ Defivery - 1620 Main Aver eneral <u>19</u> lay of 14, OR 97622 o'clock \_\_\_\_\_ M., and recorded at TEE'S NAME AND ADDRESS E RESERVED in book \_ on page \_ or as file/reel number DONALD A. CLUETT, SR. & JOHANNA M. CLUETT FOR RECORDER'S USE Record of Deeds of said county. General Delivery - 1620 Main Ave. Witness my hand and seal of County Bly, OR 97622 affixed. NAME. ADDRESS. ZIP DONALD A. CLUETT, SR. & JOHANNA M. CLUET General Delivery - 1620 Main Ave. Recording Officer Bly, OR 97622

MOUNTAIN TITLE COMPANY

Deputy

NAME ADDRESS ZIP

By

#### EXHIBIT "A" LEGAL DESCRIPTION

#### PARCEL 1:

Lots 1, 2 and 3, Block 3 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and adjoining sixty foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Volume 276, page 160 160, Deed Records of Klamath County, Oregon.

## PARCEL 2:

Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

#### PARCEL 3:

The adjoining 60 foot vacated Stewart Street adjacent to:

Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

SS.

## STATE OF OREGON: COUNTY OF KLAMATH:

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Filed for	r record at a	request of	, 19 <u>93</u> at	2.40	alalash P. B	and duly r	ecorded in Vol.	<u>M93</u> , 6
of	June	A.D.				ge <u>13074</u>		물건 것을 감독하는
		of	Deeds	n en	Evelyn Bie	$\frac{1}{2}$	ounty Clerk	
			요즘은 유민가 있었다. 지금 중가 여름은 가지가		Everyn Bie		nulind	ne
FEE	\$35.00				ву 💵	<u>extract</u>	<u>I u and i course</u>	