MOUNTAIN TITLE COMPANY

99343 MTC-ZROP

WARRANTY DEED

Vol. M89 Page 6843

KNOW ALL MEN BY THESE PRESENTS, That GLENN EVERETT LAND & FRANCES LORENE LAND, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY CLEM & YVONNE CLEM, husband and wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and 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:

The North ½ of Lot 7, Block 7, ALTAMONT ACRES, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-10AC-5400

"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 apparent upon the land, if any as of 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 $ 32,500.00

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 13th day of April, 19 89; 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.

x Glenn Everett Land
Glenn Everett Land

x Frances Lorene Land
Frances Lorene Land

STATE OF OREGON, County of Klamath ss.
4-13, 1989

Personally appeared the above named Glenn Everett Land & Frances Lorene Land and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires 8-16-92

STATE OF OREGON, County of ____ ss.
19

Personally appeared ____ and ____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of ____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires

GLENN EVERETT LAND & FRANCES LORENE LAND
22201 L.A. HIGHWAY-1
RODESSA, LA 71069

JIMMY CLEM & YVONNE CLEM
10661 Chapman
Garden Grove, Calif. 92640

JIMMY CLEM & YVONNE CLEM
as above

JIMMY CLEM & YVONNE CLEM
as above

STATE OF OREGON, County of Klamath ss.
I certify that the within instrument was received for record on the 24th day of April, 19 89, at 3:40 o'clock P.M., and recorded in book M89 on page 6843 or as file/reel number 99343 Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullenholz, Deputy

Fee $8.00

13046

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28 day of April A.D., 19 94 at 1:29 o'clock P M., and duly recorded in Vol. M94, of Co. Lien Docket on Page 13045.

FEE $10.00

Page #13046 Unclear

County Clerk
By Annette Mueller