

WARRANTY DEED

MTC 32645-17F

KNOW ALL MEN BY THESE PRESENTS, That ROXANNA D. SEYMOUR WHO ACQUIRED TITLE AS ROXANNA D. KENNISON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY L. CLEMENS and BRENDA M. CLEMENS, 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:

The West 70 feet of the East 75 feet of Lot 17, DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO DETERMINE ANY 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

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 \$ 50,000.00

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 28 day of April, 19 94; 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, 19 94.

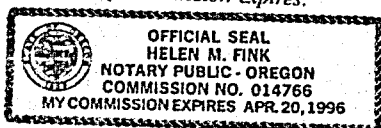
Roxanna D. Seymour  
ROXANNA D. SEYMOUR

Personally appeared the above named  
ROXANNA D. SEYMOUR

and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me:

Alex M. Fink  
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)

ROXANNA D. SEYMOUR

30155 SW. Alexander St.  
Ukiah, OR 97006

TIMOTHY L. CLEMENS and BRENDA M. CLEMENS  
3861 BARRY AVE  
KLAMATH FALLS, OR 97603

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KLAMATH FALLS, OR 97603

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of May, 19 94, at 10:59 o'clock A M., and recorded in book M94 on page 14218 or as file/reel number 80504, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Medline Mulens Deputy  
Recording Officer

Fee \$30.00

MOUNTAIN TITLE COMPANY