

OK

81481

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. SCHOONOVER

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 ROGER M. CLARK AND GLORIA R. CLARK
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

LOT #6: TRACT 1214 DESCHUTES LAND SALES, UNIT 2.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

SUBJECT TO PUBLIC UTILITY EASEMENT.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$10,000.00
 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 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 _____ day of _____, 19____; 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.

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 M. Schoonover

STATE OF OREGON,

County of Klamath } ss.
 May 16, 1994

Personally appeared the above named

John M. Schoonover

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

Before me:

(OFFICIAL SEAL)

Charlotte Ivez

Notary Public for Oregon

My commission expires: 9-20-93

STATE OF OREGON, County of _____) ss.

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 _____

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:

(If executed by a corporation, affix corporate seal)

JOHN M. SCHOONOVER
 7740 CANNON STREET,
 KLAMATH FALLS, OREGON 97603

GRANTOR'S NAME AND ADDRESS
 ROGER M CLARK & GLORIA R. CLARK
 37056 TREE FARM ROAD,
 SPRINGFIELD, OREGON 97478

After recording return to:

ROGER M. CLARK & GLORIA R. CLARK
 37056 TREE FARM ROAD,
 SPRINGFIELD, OREGON 97478

Until a change is requested all tax statements shall be sent to the following address.

ROGER M. CLARK & GLORIA R. CLARK
 37056 TREE FARM ROAD,
 SPRINGFIELD, OREGON 97478

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 24th day of May, 1994 at 9:24 o'clock A.M., and recorded in book/reel/volume No. M94 on page 16302 or as fee/file/instrument/microfilm/reception No. 81481, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mullendor Deputy

Fee \$30.00