TITLE & ESCROW, INC.

Vol.m94 Page 36184

11-28-94 11:01 RCVD

*, ATE #02042371

91.671

KATI	HRYN ANN CLAR			· ·	, hereinafter called grantor
convey(s) to	THOMAS D. CL	ARK & CAROL	F. CLARK, h	isband and wi	fe all that real property situated in the
County of	Klamath	, State	of Oregon, de		an maciou proporty onduce in the
	a 1 . D.		arked Exhibi	t "A" attache	ad hereto
	and made a p	art hereof a	as chough fu	11y set forth	herein
				an a	
	- 				
	- -				
				2	
GNING OR ACCEPTIN	G THIS INSTRUMENT, THE	HE PF OPERTY DESCR	IBED N THIS INSTRUM	ENT IN VIOLATION OF AF	PPLICABLE LAND USE LAWS AND REGULATIONS. BEFO TH THE APPROPRIATE CITY OR COUNTY PLANNING DEPA
ENT TO VERIFY APPR	ROVED USES."		1		
FSCRIBED IN	I THIS INSTRUM	ENT A BUYER	SHOULD CHEC	X WITH THE AF	PROPRIATE CITY OR COUNTY PLAI
ING DEPART	MENT TO VERI	Y APPROVED) USES.		
ind covenant(s) that grantor	is the owner	of the above d	lescribed prope	rty free of all encumbrances exce
See Exhibit	<u>"B" attached</u>	l hereto and	<u>l made a pari</u>	<u>t hereot as t</u>	hough fully set forth herein
nd will warran	t and defend the	same against	all persons who	o may lawfully cl	laim the same, except as shown about
			·		affection However the actual co
ideration con	eiete of or inclu	des other proj	nert v or value (given or promise	ed which is part of the consideration
In co IN W	INFSS WHERE	ed and where	has executed t	his instrument th	singular includes the plural. his 10th_day of
19 <u>94</u> .					
			\sim	Mathrip	Jan Clark
				KATHRIAN A	INN CLARK
	EGON, County		· · · · · · · · · · · · · · · · · · ·)SS.	
	ber 12.		, 19 <u>94</u>		
Pers	onally appeared	the above na	med <u>KATH</u>	RYN ANN CLARK	and acknowledged the foregol
instrument to	bo hor	voluntar	y act and deed		
	FFICIAL SEAL		Before n	ne: Sane	dra D' Crane
NOTAR	Y PUBLIC - OREGON			Notary Publ	lic for Oregon
NY COXINSSK	DN EXPIRES JULY 07, 1			My Commis	sion Expires: <u> </u>
المستقدي بين يمين بي بري					STATE OF OREGON,
					County of
	GRANTOR'S NAME AND	ADC F ESS			I certify that the within instrum
					was received for record on the
					of
	· · · · · · · · · · · · · · · · · · ·				at o'clockM., and recor
	GRANTEE'S NAME AND	ADCI ESS		SPACE RESERVED	at o'clockM., and recon
	CLARK & CAROL			SPACE RESERVED FOR RECORDER'S USE	at o'clockM., and recom In book/reel/volume No page or as document/feel/ Instrument/microfilm No
THOMAS D. 35422 Stas	te: CLARK & CAROL tny Road			SPACE RESERVED FOR RECORDER'S USE	at o'clockM., and recom in book/reel/volume No page or as document/fee/ instrument/microfilm No Record of Deeds of sald county.
THOMAS D. 35422 Stas Malin, OR	CLARK & CAROL tny Road 97632 NAME, ADDRESS	F. CLARK		SPACE RESERVED FOR RECORDER'S USE	at o'clockM., and recom in book/reel/volume No page or as document/fee/ instrument/microfilm No Record of Deeds of sald county.
THOMAS D. 35422 Stas Malin, OR	CLARK & CAROL tny Road 97632	F. CLARK		SPACE RESERVED FOR RECORDER'S USE	ato'ciockM., and recom in book/reel/volume No pageor as document/fee/f instrument/microfilm No Record of Deeds of salo county. Witness my hand and seal of Cou affixed.
THOMAS D. 35422 Stas Malin, OR	CLARK & CAROL tny Road 97632 NAME, ADDRESS	F. CLARK		SPACE RESERVED FOR RECORDER'S USE	at o'ciòckM., and recom in book/real/volume No page or as document/feelf instrument/microfilm No Record of Deeds of salo county. Witness my hand and seal of Cou
THOMAS D. 35422 Stas Malin, OR	CLARK & CAROL tny Road 97632 NAME, ADDRESS	ZIP BI bir ent to the following		SPACE RESERVED FOR RECORDER'S USE	atOciockM., and recom In book/reel/volume No page or as document/feel/ Instrument/microfilm No Record of Deeds of said county. Witness my hand and seal of Cou affixed.
THOMAS D. 35422 Stas Malin, OR	te: CLARK & CAROI Eny Road 97632 NAME, ADDRESE osted all tax statements of	ZIP BI bir ent to the following		SPACE RESERVED FOR RECORDER'S USE	atOciockM., and recomin book/reel/volume No page or as document/fee/ instrument/microfilm No Record of Deeds of said county. Witness my hand and seal of Cou affixed.

"A

EXHIBIT

36185

A parcel of land saturated in the SW 1/4 of the SE 1/4 of Section 13, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly descrabed as follows:

Beginning at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 13, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 30 feet to the South line of Stastny Road, said point being the true point of beginning; thence South 255 feet; thence East 440 feet; thence North 255 feet, more or less, to the Southerly right of way line of Stastny Road; thence West along said Southerly line of Stastny Road, 440 feet to the point of beginning, with bearings based on Minor Partition 1-83, as filed in the Klamath County Engineer's Office.

CODE 16 MAP 4112-1300 TL 1100

EXPLISIT "B" EXPLISIT "B"

Klamath Falls, Oregon 97601 (503) 884-5137 Title Number : 42371 Page 2

The policy shall be issued subject to the usual printed conditions and stipulations and exclusions from coverage appearing in such policy form and the following:

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1. 1994-95 taxes, a lie	n not yet payable.
2. Taxes for 1993-94: Amount: \$421.28 Balance Owing: \$140.42 Plus interest: \$ 9.36 Code: 16 Map: 4112-130 TL #: 1100 Key No.: 109821 (Good thru October 15,	0
3. Taxes for 1993-94: Amount: \$506.67 Plus interest: \$ 54.04 Account No.: 184225 Key No.: 871917 (Good thru October 1.5,	1994) (Mobile Home)
Taxes for 1992-93: Amount: \$608.43 Plus interest: \$162.25 Account No.: 184225 Key No.: 871917 (Good thru October 15,	
Taxes for 1991-92: Amount: \$706.55 Balance owing: \$471.04 Plus interest: \$191.56 Account No.: 184225 Key No.: 871917 Warrant: \$45.00 (Good thru October 15,	мн

4. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

Continued on next page

Title Number: 4237: Page 3

5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Malin Irrigation District.

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6. Easement as	s disclosed by Deed:
For:	Irrigation canals and ditches
Granted to:	United States of America
Recorded:	November 27, 1906
Book:	21
Page:	511
7. Agreement, Between: And:	including the terms and provisions thereof: Kerry Dale Morris: Home: J. Clark and Kay Clark

Recorded:	April 20, 198	34
Book:	M-84	-
Page:	6603	
Fee No.:	35806	

8. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor: Homer J. Clark & Kathryn Ann Clark, an estate in fee simple as terants by the entirety Trustee: William M. Ganong Beneficiary: Garrisch C., Emma M. & Larry Mitchell, as joint tenants with full rights of survivorship and not as tenants in common Dated: February 26, 1988 **Recorded:** March 10, 1988 Book: M-88 Page: 3368

Fee No.: 85106 Amount: \$14,000.00 9. Lien: For: Personal Property Tax State of Oregon, County of Klamath Kathryn A. Clark c/o Thomas D. Clark In favor of: Against: Recorded: August 19, 1992 Book: M-92 Page: 18531 Fee No .: 49189 Amount: \$514.30

Continued on next page

Title Number: 423^{1/1} Page 4

10. Lien:	이 제 사장 집에 가 가지 않는 것 같은 것 같아요. 이 있는 것 같아요. 이 있는 것 같아요. 이 것 같아요. 이 것 같아요. 이 것 같아요. 이 있는 것 같아요. 이 있는 것 같아요. 이 있는 것 같아요. 이 있는 것 같아요. 이 것 같아요. 이 있는 것 이 있는 것 같아요. 이 있는 것 이 있는 것 이 있는 것 않아요. 이 있는 것 이 없는 것 이 있는 ? 이 있는 것 이 있는 ? 이 있는 것 이 있는 것 이 있는 것 이 있는 ? 이 있 ? 이 있는 ? 이 있는 ?
For:	Personal Property Tax
In favor of:	Statle of Oregon, County of Klamath
Against:	Kathryn A. Clark c/o Thomas D. Clark
Recorded:	August: 31, 1993
Book:	- M-9 31 (2014)
Page:	220110
Fee No.:	672:15
Amount:	\$67::.1.)
11. Lien:	

For: In favor of:	Persional Property Tax Stat:e of Oregon, County of Klamath
Against:	Kathryn A. Clark c/o Thomas D. Clark
Recorded:	Septieniser 8, 1994
Book:	M-94
Page:	28177
Fee No.:	87570
Amount:	\$562.21

12. Parties in possession, or claiming to be in possession, other than the vestees shown herein. For the purpose of ALTA coverage, we will require an affidavit of possession be completed and returned to us. Exception may be taken to such matters as may be shown thereby.

13. Statutory Liens for labor or materials or any right thereto, where no notice of such liens or rights appears of record.

NOTE: We find no Judgments or Federal Tax Liens against CAROL F. CLARK.

NOTE: We find Tax Liens against name similar to THOMAS D. CLARK:

Lien:	
(For:	Personal Property Tax
Min favor of:	State of Oregon, County of Klamath
Against:	Kathryn A. Clark c/o Thomas D. Clark
Recorded:	August 19, 1992
Book:	M-92
Page:	18531
Fee No.:	49189
Amount:	\$514.30

STATE OF OREGON: COUNTY OF FLAMATH: 55.

Evelyn Biehn · County Clerk By Qivillen Mullandore 36188

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