

ATC 03042733 WARRANTY DEED MT 34550-HK

KNOW ALL MEN BY THESE PRESENTS That

CHARLES E. CLAUSEN and NANCY J. CLAUSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AUBREY DALE HARRIS and GINGER LEE HARRIS, 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 CLATSOP and State of Oregon, described as follows, to-wit:

The Northerly 54.4 feet of Lot 4, Block 2, HOME ACRES, in the County of Klamath, State of 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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, and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,900.00

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 21st day of January 1995; 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 Marion
1-30 1995 ss.

● *Charles E. Clausen*
CHARLES E. CLAUSEN
● *Nancy J. Clausen*
NANCY J. CLAUSEN

Personally appeared the above named _____
 CHARLES E. CLAUSEN

 NANCY J. CLAUSEN

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

Before me:

Julia Kualte
Notary Public for Oregon *Oregon*
My commission expires:
My Commission Expires April 7, 1995

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)

~~CHARLES H. CLAUSEN and NANCY J. CLAUSEN~~
~~SUNRISE MESA #M9 301 S. SIGNAL BUTTE~~
~~APACHE JUNCTION, AZ 85220~~

GRANTOR'S NAME AND ADDRESS
AUBREY DALE HARRIS and GINGER LEE HARRIS

900 Kane Street
Klamath Falls, OR 97603

After recording reports in:

AUBREY DALE HARRIS and GINGER LEE HARRIS

900 Kane Street
Klamath Falls, OR 97603

AUBREY DALE HARRIS and GINGER LEE HARRIS

900 Kane Street
Tamarack Falls, OR 97603

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 6th day of February, 19 95, at 11:20 o'clock A M., and recorded in book M95 on page 2661 or as file/reel number 94501.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch County Clerk

By Corvette Mueller Recording Officer Deputy

Fees: \$ 30.00

MOUNTAIN TITLE COMPANY