

MTC 35479 MS

WARRANTY DEED

JAMES G. CLARK,

Grantor(s) hereby grant, bargain, sell and convey to

JOHN F. LE FEVER,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

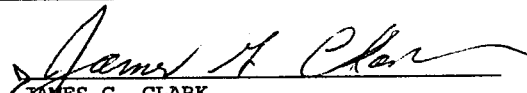
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 3,200.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 7952, KLAMATH FALLS, OR 97602

Dated this 20th day of June, 1995

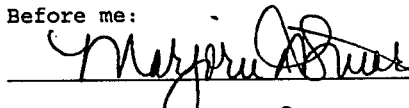

JAMES G. CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 20 1995
COUNTY OF Klamath

Personally appeared the above named James G. Clarkand acknowledged the foregoing instrument to be his voluntary act.

Before me:


Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

JOHN F. LE FEVER

P.O. BOX 7952

KLAMATH FALLS, OR 97602

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 9 through 14 inclusive of vacated Block 21 of WORDEN TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the E1/2 of Lots 6 through 13 inclusive, Block 24 and the E1/2 of Lots 9 through 16 inclusive, Block 25, together with vacated streets and alleys which inurred thereto.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of June A.D., 19 95 at 3:13 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 16303

FEE \$35.00

By Bernetha G. Letsch County Clerk