

1938

06-23-95A10:26 RCVD

16482

## WARRANTY DEED

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MTC 35466 MS

JAMES G. CLARK,  
Grantor(s) hereby grant, bargain, sell and convey to  
JOHN M. LUND and BARBARA A. LUND, husband and wife,  
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:

PARCEL 1 OF LAND PARTITION 13-95 BEING VACATED BLOCKS 28, 29, 30 AND 41  
OF "WORDEN" SITUATED IN THE SE1/4 OF THE SE1/4 OF SECTION 33 AND THE  
SW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 40 SOUTH, RAGNE 8 EAST OF THE  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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 \$ 17,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 583, KENO, OR 97627-0583

Dated this 20th day of June, 19 95

James G. Clark  
JAMES G. CLARK

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 20 19 95  
COUNTY OF Klamath

Personally appeared the above named John G. Clark  
and acknowledged the foregoing instrument to be his voluntary act.

Before me:



Margaret A. Stuart  
Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:

JOHN M. LUND  
P.O. BOX 583

KENO, OR 97627-0583

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day  
of June A.D., 19 95 at 10:26 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 16482

By Bernetha G. Zetsch County Clerk

FEE \$30.00