

NA

7885

WARRANTY DEED

Vol. m95 Page 28599KNOW ALL MEN BY THESE PRESENTS, That LENA E. PIERCEhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KATHERINE R. CLARKhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOTS 1 AND 2, BLOCK 63, CITY OF MALIN,
ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK,
KLAMATH COUNTY, OREGON.

SUBJECT TO ANY UNPAID CHARGES OR
ASSESSMENTS OF THE CITY OF MALIN
FOR MUNICIPAL IMPROVEMENTS

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$0~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols ~~⓪~~, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In Witness Whereof, the grantor has executed this instrument this 19th day of OCTOBER, 1995

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.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on OCT. 19, 1995,

by



OFFICIAL SEAL
 LYNN F. CUNNINGHAM
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 031227
 MY COMMISSION EXPIRES JAN. 20, 1998

Lynn F. Cunningham
 Notary Public for Oregon
 My commission expires 1-20-98

LENA E. PIERCEP.O. Box 294MALIN OR 97632

Grantor's Name and Address

KATHERINE R. CLARK18809 HILL RD.KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

KATHERINE R. CLARK18809 HILL RD.KLAMATH FALLS OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

KATHERINE R. CLARK18809 HILL RD.KLAMATH FALLS OR 97603STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of Oct, 1995, at 3:54 o'clock P.M., and recorded in book/reel/volume No. M95 on page 28599 and/or as fee/file/instrument/microfilm/reception No. 7885, of the Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County ClerkBy Cornette Mueller, Deputy.

Fee \$30.00

10-19-95P03:54 RCVD

20.50