

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043998 Order No. 43998 AFTER RECORDING RETURN TO: Mr. and Mrs. Royce D. Clark 1540 Ridgecrest Drive 1540 Kidgecrest Drive Klamath Falls, OR. 9760/

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

CHARLES V. DREISBACH, hereinafter called GRANTOR(S), convey(s) to ROYCE D. CLARK and MARY LOU CLARK, husband and wife,

hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 5 in Block 2, Tract 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, in the County of Klamath, State of Oregon.

Code 1, Map 3809-20DD, Tax Lot 7600

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$199,500.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of November, 1995.

Marles CHARLES V. DREISBACH

STATE OF OREGON, County of Klamath)ss.

On November 28, 1995, personally appeared Charles V. Dreisbach, who acknowledged the foregoing to be his voluntary act and deed.

Before me:

Public for Oregon

Commission Expires: March 22, 1997



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CHARLES V. DREISDACH, hereinafter called oktatoris) consider to ROYCE D. CLARK and MARY LOU CLARK, husband on wars harring the Called GRANTEF(S), all that rest proportions in the County of Klamath. State of Oregon, afterior satisfies in the County of Klamath. State of Oregon, assured sat

Code 1. Nap 3809-2000, Tax Lot 2600

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file time and actual consideration for this transfer is

Filed for record at requ	uest ofAspen_Title A.D., 19 <u>95</u> at	& Escrow	the A M., and duly recorded in V	30 <u>th</u> da ol. <u>M95</u>
of <u>November</u>	ofDeeds	on	Page 32688	unty Clerk
FEE \$35.00		Ву	annette Mul	- LUES

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

On Kovember 28, 1995, personally apprayed Charter to be become in who acknowledged the foregoing to be his value and as a contract

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Motary Public for dregon My Chamistics expires; March 32, 1997