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'95 DEC 28 P3:37

MTC3621MS

WARRANTY DEED

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SONJA ANN FOSTER,

Grantor(s) hereby grant, bargain, sell and convey to
MARVIN G. CLEMENTS and DEBORAH J. CLEMENTS, 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 12-94 SITUATED IN THE SE1/4 OF THE SW1/4 OF
 SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST, 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 \$ 28,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1620 ARTHUR STREET, KLAMATH FALLS, OR 97603

Dated this 27th day of December, 19 95

Sonja Ann Foster
 SONJA ANN FOSTER

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. December 27 19 95Personally appeared the above named Sonja Ann Foster

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for OregonMy commission expires 12-20-98

(seal)

Return to:

MARVIN G. CLEMENTS
 1620 ARTHUR STREET
 KLAMATH FALLS, OR 97603

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Mountain Title Co

on this 28th day of Dec A.D., 19 95
 at 3:37 o'clock P M. and duly recorded
 in Vol. M95 of Deeds Page 35434.

Bernetha G. Letsch County Clerk

By Candace Henderson

Fee. \$30.00

Deputy.