

96-01-16P03:45 RCVD



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 04043988

AFTER RECORDING RETURN TO:

Mr. and Mrs. William W. Clanton

PO Box 504  
Medell Oregon 97633UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

ARTHUR J. FOSTER JR. aka A. J. FOSTER, JR., hereinafter called  
GRANTOR(S), convey(s) to WILLIAM W. CLANTON and EDWINA T.  
CLANTON, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"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  
\$12,000.00.

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 9th day of January, 1996.

*Arthur J. Foster Jr.*  
ARTHUR J. FOSTER JR.

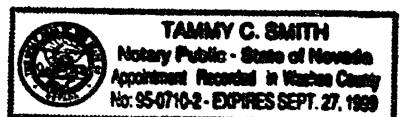
STATE OF NEVADA, County of Washoe )ss.

On January 10, 1996, ARTHUR J. FOSTER, JR. aka A.J.  
FOSTER, JR. personally appeared before me,  
who is personally known to me

I whose identity I proved on the basis of drivers license  
to be the signer of the above document, and he acknowledged  
that he signed it.

*Tammy C. Smith*  
Notary Public for Nevada

My Commission Expires: Sept 27, 1999



## EXHIBIT "A"

## PARCEL 1:

All of Blocks 3 and 20, situate in WHITE LAKE CITY, now vacated by Order of Vacation, recorded March 9, 1955 in Book 272, Page 595, Deed Records of Klamath County, Oregon. TOGETHER WITH the vacated streets and alleys adjoining. EXCEPTING vacated portion of 4th Street, adjoining Blocks 3 and 20, in the County of Klamath, State of Oregon.

## PARCEL 2:

A parcel of land situated in Section 16, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 16, said point being North 89 degrees 31' 00" West a distance of 1050.00 feet from the section corner common to Sections 9, 10, 15 and 16; thence North 89 degrees 31' 00" West along the North line of said Section 16 a distance of 360.00 feet; thence South 00 degrees 00' 16" West parallel with the East line of said Section 16 a distance of 650.00 feet; thence South 89 degrees 31' 00" East parallel with the North line of said Section 16 a distance of 360.00 feet; thence North 00 degrees 00' 16" East a distance of 650.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Lower Lake Road right of way.

The above described parcel being a portion of White Lake City, Oregon, vacated by Order of Vacation recorded March 9, 1955 in Book 272 at Page 595, Deed Records of Klamath County, Oregon.

CODE 18 MAP 4110-16AO TL 200  
CODE 18 MAP 4110-16AO TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 16th day  
of Jan A.D., 1996 at 3:45 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 1306.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
*Bernetha G. Letsch*