

MTC 35755MS

WARRANTY DEED

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JAMES G. CLARK,

Grantor(s) hereby grant, bargain, sell and convey to

JERRY L. SWEETMAN,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4360 VALLEJO AVENUE, SAN DIEGO, CA 92117-2830

Dated this 18th day of January, 1996.

X James G. Clark
JAMES G. CLARK

NOTARY ACKNOWLEDGEMENT

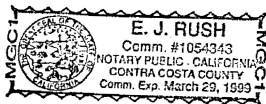
STATE OF CALIFORNIA

SS. JANUARY 18, 1996

COUNTY OF CONTRA COSTA

Personally appeared the above named JAMES G. CLARK

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

E. J. Rush
E. J. RUSH

Notary Public for CALIFORNIA

My commission expires 03/29/99

(seal)

Return to:

JERRY L. SWEETMAN

4360 VALLEJO AVENUE

SAN DIEGO, CA 92117-2830

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of Land Partition 46-95 situated in the S1/2 SW1/4 and SW1/4 SE1/4, Section 28, the S1/2 SE1/4, Section 29, the NE1/4 and E1/2 NW1/4, Section 33, and the NE1/4 NW1/4 and the W1/2 NW1/4, Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM any portion lying within the right of way of the Keno Worden Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day
of Jan A.D., 19 96 at 11:05 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 2150.

FEE \$35.00

By Bernetha G. Leisch County Clerk
[Signature]