

MTC37017ms

JAMES G. CLARK,

Grantor(s) hereby grant, bargain, sell and convey to  
M. ALAN KNIGHT and ROSALIE P. KNIGHT, 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:

ALL OF VACATED BLOCK 57, WORDEN TOWNSITE, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON, TOGETHER WITH VACATED ALLEY WHICH INURRED THERETO.

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 \$ 14,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1451 N. PEACH, STE #133, FRESNO, CA 93727

Dated this 2nd day of January, 1996.

James G. Clark  
JAMES G. CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF California ss. January 2 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:



Cathy M. Shelton

Notary Public for Contra Costa County

My commission expires 12/18/96

(seal)

Return to:

M. ALAN KNIGHT  
1451 N. PEACH, STE #133  
FRESNO, CA 93727

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co  
on this 5th day of Feb A.D., 19 96  
at 10:23 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 3320  
Bernetha C. Deesch County Clerk  
By Patricia M. Deusch Deputy.  
Fee, \$30.00