

## WARRANTY DEED

MTC 37630MS  
JAMES G. CLARK,

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

DEBRA K. OTIS,

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:

VACATED BLOCK 35 OF 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.

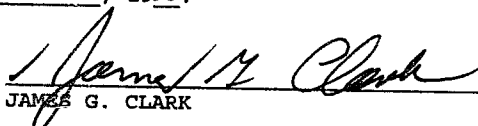
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 15,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 105, MERRILL, OR 97633

Dated this 20th day of MARCH, 1996.

  
JAMES G. CLARK

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

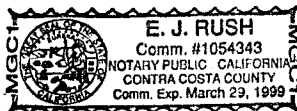
SS. MARCH 20

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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

Notary Public for CALIFORNIA

My commission expires 3/29/99

(seal)

ESCROW NO. MT37630-MS

Return to:

DEBRA K. OTIS

P.O. BOX 105

MERRILL, OR 97633

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Company

on this 21st day of March A.D. 19 96  
at 3:48 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 7850

Bernetha G Letsch, County Clerk

By 

Deputy.

Fee, \$30.00