

WARRANTY DEED

MTC 37468MS

JAMES G. CLARK,

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

HUTCHESON - VAN WINKLE CONSTRUCTION COMPANY, AN OREGON CORPORATION,

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 BLOCKS 56 AND 59 WORDEN TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THOSE PORTIONS OF VACATED STREETS AND ALLEYS 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 \$ 13,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7350 Southside Bypass Klamath Falls OR 97603

Dated this 22nd day of March, 1996

James G. Clark
JAMES G. CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF California ss. March 22 19 96
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

Cathy M. Shelton

Notary Public for County of Contra Costa

My commission expires 12/18/96



(seal)

ESCROW NO. MT37468-MS

Return to:

HUTCHESON - VAN WINKLE CONSTRUCTION CO.

7350 Southside Bypass
Klamath Falls OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 25th day of March A.D., 19 96
at 11:25 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 8078
Bernetha G Letsch, County Clerk
By Cathy M. Shelton
Deputy.
Fee, \$30.00

96 MAR 25 AM 11:25