

18658

MTC37623MS

WARRANTY DEED

Vol. m96 Page 15108

BARBARA HARTLEY,

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

GERALD R. CLARK and BARBARA A. CLARK, 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:

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 \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: GENERAL DELIVERY, BONANZA, OR 97623

Dated this 24th day of May, 1996

Barbara Hartley
BARBARA HARTLEY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. May 24 19 96
COUNTY OF Klamath

Personally appeared the above named Barbara Hartley

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT37623-MS

Return to:

GERALD R. CLARK
GENERAL DELIVERY
BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

15109

WNE ADDITION TO BONANZA, according to the official plat
office of the County Clerk of Klamath County, Oregon.

1 all property lying East of the following described line:

ing at a point 367 feet due West and 317 feet due South of a stake set in a
and of rock being situated South 33 degrees 30' East 1182.72 feet from the
Northwest corner of the SE1/4 SW1/4 of Section 10, Township 39 South, Range 11
East of the Willamette Meridian, Klamath County, Oregon, and also being the
Southwest corner of that certain parcel of land conveyed to Fred D. Hitson and
Estell M. Hitson, husband and wife, and William T. Beal and Cora Mae Beal,
husband and wife, by said Deed recorded in Volume 223, page 349 of Klamath County
Deed records on August 4, 1948; thence South to the point of intersection of the
North or right bank of Lost River, and the true point of beginning; thence North
to the South line of River Street.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ AmeriTitle _____ the 24th _____ day
of May _____ A.D., 19 96 at 9:24 o'clock _____ A.M., and duly recorded in Vol. M96
of _____ of Deeds _____ on Page 15108
By _____ Bernetha G. Letsch, County Clerk

FEE \$35.00

EXHIBIT "A"
LEGAL DESCRIPTION

15109

Out Lots 1, 2, 3 and 4, BOWNE ADDITION TO BONANZA, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT from Lot 1 all property lying East of the following described line:

Beginning at a point 367 feet due West and 317 feet due South of a stake set in a mound of rock being situated South 33 degrees 30' East 1182.72 feet from the Northwest corner of the SE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and also being the Southwest corner of that certain parcel of land conveyed to Fred D. Hitson and Estell M. Hitson, husband and wife, and William T. Beal and Cora Mae Beal, husband and wife, by said Deed recorded in Volume 223, page 349 of Klamath County Deed records on August 4, 1948; thence South to the point of intersection of the North or right bank of Lost River, and the true point of beginning; thence North to the South line of River Street.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 24th day
of May A.D., 19 96 at 9:24 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 15108.

FEE \$35.00

By Bernetha G. Letsch, County Clerk