

22548

WARRANTY DEED

Vol M96 Page 23617

JAMES G. CLARK,

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

VIRGIL JOURNAGAN and LA FAITH JOURNAGAN, 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:

LOTS 9 AND 10 IN BLOCK 18 OF WORDEN TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ALSO VACATED BLOCK 18 OF WORDEN TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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: P.O. BOX 1009, KENO, OR 97627

Dated this 1st day of August 1996.

James G. Clark
JAMES G. CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF California ss. August 1, 1996 19

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 CONTRA COSTA, CALIFORNIA

My commission expires 03/29/99

(seal)

ESCROW NO. MT38754-MS

Return to:

VIRGIL JOURNAGAN

P.O. Box 1009

Keno, OR 97627

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 2nd day of August A.D. 19 96
at 11:54 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 23617
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee, \$30.00

96 AUG -2 AM 1:54