

23414

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After recording return to:

JAMES O'RYAN

HC 32 Box 329

Gilchrist, OR 97737

TITLE ORDER NO. K-49501

KEY ESCROW NO: 27-24930

Until a change is requested tax statements
shall be sent to the following address:

SAME AS ABOVE

TAX ACCT. NO: R126713

MAP NO: 2309-00000-01200

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

B. ROGER CLARK and CLARA JEAN CLARK, husband and wife Grantor,

conveys and warrants to:

JAMES O'RYAN, an individual, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 consideration for this conveyance is \$27,000.00 . However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 6th day of AUGUST, 1996.

GRANTOR(S):

B. Roger Clark
B. ROGER CLARK

Clara Jean Clark
CLARA JEAN CLARK

STATE OF OREGON, County of Coos) ss.

This instrument was acknowledged before me on August 6, 1996,
by B. ROGER CLARK and CLARA JEAN CLARK

Pattie B. Meyer
Notary Public for Oregon

My commission expires: Nov. 29, 1996



EXHIBIT "A"

SE1SW1 of Section 11, Township 23 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon.

1. Taxes for the year 1996-97 are now a lien but not yet payable.
2. Rights of the public in and to any portion of the herein described property lying within the limits of roads or highways.
3. Reservations and restrictions in U.S. Patent to the Heirs of Milton J. Harper, recorded March 26, 1920 in Volume 52, page 265, Deed records of Klamath County, Oregon, as follows: "any vested and accrued water right for mining, agriculture, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts and there is reserved from the lands hereby granted, a right of way thereon for ditches and canals constructed by the authority of the U.S."
4. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Little Deschutes River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
5. Neither Klamath County Title nor First American Title will insure any right of access to or from the herein described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day
of August A.D., 19 96 at 3:35 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 25562.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]