

32680

MTC 40302MS
WARRANTY DEEDVol. M97 Page 4170

CHARLES J. SMITH,

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

GROVER CHARLES CLARK, JR. and DANYA LYNN 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:

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 LOT 11, BLOCK 7, TRACT NO. 1019, WINEMA PENINSULA-UNIT NO.2, 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 \$ 84,850.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1368, CHILOQUIN, OR 97624

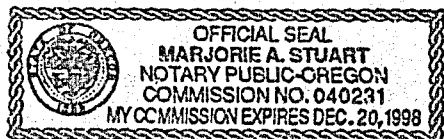
Dated this 6th day of February, 19 97.

Charles J. Smith
CHARLES J. SMITH

STATE OF OregonCOUNTY OF KlamathSS. February 6 19 97

Personally appeared the above named Charles J. Smith

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT40302-MS

Return to:

GROVER CHARLES CLARK, JR.
P.O. Box 1368
Chiloquin, OR 97624

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 10th day of February A.D., 1997
at 3:46 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 4170.

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.

97 FEB 10 P 3:46