

36804

MTC 41291-MS  
WARRANTY DEED

Vol 1997 Page 12941

FRED HINOJOSA,

Grantor(s) hereby grant, bargain, sell and convey to:  
 JAMES G. CLARK and PATRICIA M. 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:

LOTS 13, 14 AND 15 IN BLOCK 17 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 \$ 2,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2684 SIMAS AVENUE, PINOLE, CA 94564

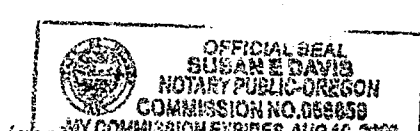
Dated this 28<sup>th</sup> day of April, 1997.

Fred Hinojosa  
 FRED HINOJOSA

STATE OF Oregon ss. April 28 19 97  
 COUNTY OF Klamath

Personally appeared the above named Fred Hinojosa

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Susan E. Davis  
 Notary Public for Oregon  
 My commission expires Aug. 19, 2000

ESCROW NO. MT41281-MS

Return to:

JAMES G. CLARK  
 2684 SIMAS AVENUE  
 PINOLE, CA 94564

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Amerititle  
 on this 29th day of April A.D. 1997  
 at 10:56 o'clock A. M. and duly recorded  
 in Vol. M97 of Deeds Page 12941

Bernetha G. Letch, County Clerk

By Kathleen Rose  
 Fee, \$30.00 Deputy.