

41450

MTC 41540-MS  
WARRANTY DEED Vol. M97 Page 23107

JAMES F. BARTOW,

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

MICHAEL E. CLARK and TANYA 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:

LOT 14, BLOCK 15 OF FIRST ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH A 1973 PONDE MOBILE HOME, PLATE #X89685.

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 834 DOTY, KLAMATH FALLS, OR 97601

Dated this 17th day of July, 19 97

James F. Bartow  
JAMES F. BARTOW

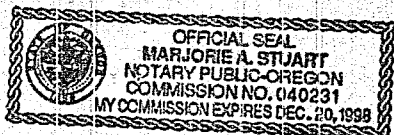
STATE OF Oregon

SS. July 17 19 97

COUNTY OF Klamath

Personally appeared the above named James F. Bartow

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. MT41540-MS

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 22nd day of July A.D., 1997  
at 3:26 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 23107

Bernetha G. Leisch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.