

47652

MTC 42801-LW
WARRANTY DEED

Vol. 117 Page 35393

MICKEY CUMMINGS and ESTER CUMMINGS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
DELBERT S. CLARK and PATTY A. 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:

PLEASE SEE ATTACHED EXHIBIT "A"

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.

97 OCT 27 P3:41

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 \$ 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7335 HOMEDALE RD., KLAMATH FALLS, OR 97603

Dated this 24th day of OCTOBER, 19 97

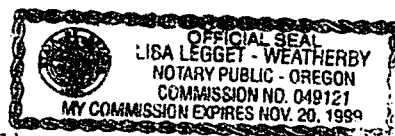
Mickey Cummings
MICKEY CUMMINGS

Ester Cummings
ESTER CUMMINGS

STATE OF OREGON ss. OCTOBER 24th 19 97
COUNTY OF KLAMATH

Personally appeared the above named MICKEY CUMMINGS AND ESTER CUMMINGS

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT42801-LW

Return to:

DELBERT S. CLARK
7335 HOMEDALE RD.
KLAMATH FALLS, OR 97603

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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE 1/4 SE 1/4, of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter of Southeast quarter of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the center line of the Homedale-Dixon County Road; thence North along the centerline of said county road a distance of 145 feet; thence North 89 degrees 47' East, along a line parallel to and 145 feet distant from the South line of the Northeast quarter of the Southeast quarter of said Section 23, a distance of 300 feet; thence South 145 feet, more or less to the South line of said Northeast quarter of the Southeast quarter; thence South 89 degrees 47' West, along said South line a distance of 300 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of October A.D., 1997 at 3:41 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 35393.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross