

55962

MTC 44190-KR  
WARRANTY DEEDVol. M98 Page 11354

GERALD L. CLARK and JANET CLARK, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
FELIPE ~~SEGURA~~ <sup>SEGURA</sup> and MONICA L. SEGURA, as tenants by the entirety,  
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 12 in Block 9, PLEASANT VIEW TRACTS, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon. EXCEPTING THEREFROM the Westerly 5 feet thereof for the widening of Fargo Street  
as ordered by the Board of County Commissioners, recorded July 22, 1965 in Volume M65,  
page 216, Microfilm Records 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:  
SUBJECT TO: Trust Deed, dated December 19, 1994 and recorded December  
23, 1994 in Volume M94, page 38756, Microfilm Records of Klamath County,  
Oregon in favor of Delilah K. Woolner, JoAnn Perry and Robert D. White as  
Beneficiary. The above named Grantees DO NOT agree to assume nor pay and  
the Grantors named above agree to hold the Grantees harmless therefrom.

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: 1761 Fargo St, Klamath Falls, OR 97601

Dated this 25th day of March, 1998

Gerald L. Clark  
GERALD L. CLARK

Janet Clark  
JANET CLARK

STATE OF Oregon

COUNTY OF Klamath

ss.

March 24 19 98

Personally appeared the above named

GERALD L. CLARK + JANET CLARK

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd  
Notary Public for OREGON

My commission expires 11/16/99

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT44190-KR

Return to:

FELIPE

1761 Fargo  
Klamath Falls, OR 97603

Amerititle

on this 7th day of April A.D., 1998  
at 3:38 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 11354

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee. \$30.00

Deputy.