

66704

98 SEP 22 P3:24

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MTC 44907-KR

After recording, mail to:

Send Tax Statements to:

MARILYN CLARK DENHAM  
811 Main Street  
Klamath Falls, OR 97601

SAME - NO CHANGE  
ALL TAXES PAID  
ADAMSON & SONS, INC.

## WARRANTY DEED

Adelle Erlandson and Doris Sessom, dba E & S Investment Company, an assumed business name, Grantors, conveys and warrants to Marilyn Denham Clark, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

The Westerly 10 feet of Lot 2 and all of Lot 3 in Block 13 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Financing Statements or Federal Tax Liens, if any, filed with the Secretary of State.
2. Subject to the terms and provisions of any unrecorded Leases affecting the herein described premises.
3. Agreement, subject to the terms and provisions thereof  
Dated: August 4, 1928  
Recorded: August 20, 1929  
Volume: 87, page 586, Deed Records of Klamath County, Oregon
4. Financing Statement  
Recorded: May 8, 1989  
Volume: M89, page 7826, Microfilm Records of Klamath County, Oregon  
Debtor: Jan Negrevski  
Secured Party: Western Bank, Klamath Falls Branch

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

The true and actual consideration for this conveyance is Two Hundred Forty Thousand Dollars and no/100 (\$240,000.00).

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 1st day of April, 1994.

GRANTOR

Adelle Erlandson  
Adelle Erlandson

Doris Sessom  
Doris Sessom

California  
STATE OF ~~OREGON~~

County of Klamath } ss.

- see attached

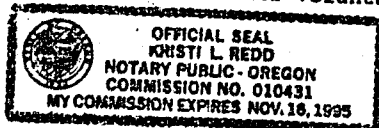
Personally appeared the above-named Adelle Erlandson and acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for ~~Oregon~~ California  
My Commission Expires:

STATE OF OREGON }  
County of Klamath } ss.

April 8, 1994

Personally appeared the above-named Doris Sessom and acknowledged the foregoing instrument to be her voluntary act. Before me:



Kristi L. Redd  
Notary Public for Oregon  
My Commission Expires: 11/16/95

WARRANTY DEED

