

2003 NOV 17 PM 3:28

MT52578-LW  
WARRANTY DEED

Vol M00 Page 41671

M&M ENTERPRISES, A PARTNERSHIP,

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

CHRISTOPHER JAMES CLARK,

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:

THE SOUTH PORTION OF LOT 10 IN BLOCK 3 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST 44 FEET 8 INCHES ON WANTLAND AVENUE; THENCE NORTH 46 FEET 8 INCHES; THENCE EAST 44 FEET 8 INCHES TO FRONT STREET; THENCE SOUTH 46 FEET 8 INCHES TO THE POINT OF BEGINNING, ACCORDING TO THE DULY RECORDED PLAT OF SAID ADDITION."

612019

3809-033CA-03900-000

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 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 33 Myrtle St. #6 Medford, OR 97504

Dated this 17<sup>th</sup> day of November 2000.

M&M ENTERPRISES, A PARTNERSHIP

BY:

Bryan D. Marsh  
BRYAN D. MARSH, PARTNER

BY:

Kevin S. Marsh  
KEVIN S. MARSH, PARTNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 17, 2000 by BRYAN S. MARSH AND KEVIN S. MARSH AS PARTNERS OF M&M ENTERPRISES.



Lisa Weatherby  
(Notary Public for Oregon)

Commission expires 11/20/2003

ESCROW NO. MT52578-LW

Return to:

CHRISTOPHER JAMES CLARK  
33 Myrtle St. #6  
Medford, OR 97504

State of Oregon, County of Klamath  
Recorded 11/17/00, at 3:28 p m.  
In Vol. M00 Page 41671  
Linda Smith,  
County Clerk Fee\$ 21.00

21.00 m