

01 DEC 7 AM 10:31

1-1-74

WARRANTY DEED

Vol M01 Page 60485

KNOW ALL MEN BY THESE PRESENTS, That M.H. CLARK, also known as MARTIN HAROLD CLARK, and MARCIA L. CLARK, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD L. WYNNE and BARBARA J. WYNNE, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All that certain real property more particularly described and set forth on Exhibit "A" which is attached hereto and by this reference made a part hereof, subject to the exceptions thereon set forth.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).[Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of January, 19 77; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

M.H. Clark
Marcia L. Clark

STATE OF OREGON, }
County of Klamath } ss.
January 25, 19 77.

Personally appeared the above named M.H. Clark, aka Martin Harold Clark and Marcia L. Clark, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kathy R. Mallame
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-13-80

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

M.H. Clark and Marcia L. Clark
1318 Johnson Street
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Floyd L. Wynne & Barbara J. Wynne
P.O. Box 1450
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Floyd L. Wynne & Barbara J. Wynne
1504 Eldorado Blvd.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

26A

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

PARCEL 1

Lots 1, 2 and 3 in Block 19 FAIRVIEW ADDITION #2 TO THE CITY OF KLAMATH FALLS,

TOGETHER WITH the S $\frac{1}{2}$ of vacated alley adjoining the North boundary of Lot 1. ALSO TOGETHER WITH the following described property:

Beginning at a point on the center line of vacated portion of Donald Street, said point being 60 feet, 6 inches West of West line of Oregon Avenue; thence continuing West along said center line 49 feet, 6 inches to the East line of a alley; thence North along the East line of said alley 6 feet, 6 inches; thence East parallel to said center line 49 feet, 6 inches; thence South 6 feet, 6 inches to the point of beginning. Same being a portion of the North $\frac{1}{2}$ of vacated Donald Street in the City of Klamath Falls, Oregon, which adjoins Lot 6 Block 12, Fairview Addition No. 2 to the City of Klamath Falls, Oregon.

PARCEL 2

Lots 4 and 5 in Block 19 FAIRVIEW ADDITION #2 TO THE CITY OF KLAMATH FALLS.

PARCEL 3

Lot 6 in Block 19, FAIRVIEW ADDITION #2 TO THE CITY OF KLAMATH FALLS.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

State of Oregon, County of Klamath
Recorded 12/07/01 10:31 a. m.
Vol M01, Pg 62485-86
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2