



After recording return to: BETTY J. CLEMENS P.O. BOX 554 SEEVIEW, WA 98644 Until a change is requested all tax statements shall be sent to the following address: BETTY J. CLEMENS P.O. BOX 554 SEEVIEW, WA 98644 Escrow No. MT57638-LW Title No.

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## WARRANTY DEED

GREGORY VANDEWARK and JULIE A. VANDEWARK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BETTY J. CLEMENS

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3507-006CD-00600-000 224153

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.

The true and actual consideration for this conveyance is \$

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.

Dated this 25

, 2w2 day of 101

STATE OF CALIFORNIA

COUNTY OF PLACER

MOTARY on JULY 25 2002, before me, EUDING M. SCHUCHTING PUBLIC personally appeared GREGORY VANDEWARK AND JULIE A. VANDEWARK personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that THEY executed the same in THEY authorized capacity(ies), and that by THEY signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Dehlichten



## EXHIBIT "A" LEGAL DESCRIPTION

The Northerly 130 feet of the Southerly 212.5 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being a portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; and,

The Southerly 100 feet of the Northerly 447.6 feet of that portion of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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