

08 SEP 18 PM 2:10

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

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HENRY B. &amp; VERA M. CLARK

3007 AUSTIN ST.

KLAMATH FALLS, OR 97603

Grantor's Name and Address

GENE A AND NANCY F. REYNOLDS

3007 AUSTIN ST.

KLAMATH FALLS, OR. 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Unless requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/18/03 2:10 P m

Vol M03 Pg 69659

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ed.

uty.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that HENRY B. CLARK AND VERA M. CLARK,  
husband AND WIFE,  
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GENE A. REYNOLDS  
AND NANCY F. REYNOLDS, husband AND WIFE,  
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
 situated in KLAMATH County, State of Oregon, described as follows, to-wit:

THE WEST 149.3 FEET OF LOT 20, BLOCK 1, THIRD ADDITION TO  
 ALTAMONT ACRES; EXCEPTING THEREFROM THE NORTHERLY 10 FEET  
 OF SAID PREMISES AS CONVEYED TO KLAMATH COUNTY  
 IN DEED VOLUME 329 AT PAGE 559, RECORDS OF  
 KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state):

EXCEPTING THAT THE PROPERTY IS WITHIN THE BOUNDARIES OF THE  
SOUTH SUBURBAN SANITARY DISTRICT AND IS SUBJECT TO THE REGULATIONS,  
LIENS, ASSESSMENTS, AND RELATING THERETO.

and that grantor will warrant and forever defend the 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 \$ 34,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on 9-18-2003; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

x Henry Clark  
x Vera M. Clark

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Sept. 18, 2003by Henry B. Clark & Vera M. Clark

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires May 12, 2007