

'04 AUG 30 AM 8:51

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State of Oregon, County of Klamath
Recorded 08/30/04 8:51 a m
Vol M04 Pg 57175-76
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFTER RECORDING, RETURN TO:

Terry Evans
5220 Harland Drive
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
NOTICES SHALL BE SENT TO THE FOLLOWING
ADDRESS:

Terry Evans
5220 Harland Drive
Klamath Falls, OR 97603

WARRANTY DEED

For valuable consideration of Sixty Thousand Dollars (\$60,000.00) and other good and valuable consideration which is hereby acknowledged, PAULINE C. CLARK as Trustee of the CLARK LIVING TRUST, with an address of 3853 Colburn Culver Road, Sandpoint, Idaho 83864, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey and warrant unto TERRY EVANS whose address is 5220 Harland Drive, Klamath Falls, OR 97603, an individual, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located in the County of Klamath, State of Oregon, to wit:

The easterly one-half of Tract number twenty-nine (29) Homedale, in Klamath County, Oregon, according to the duly recorded plat of said subdivision on file in the office of the County Clerk in Klamath County, Oregon

Subject to reservations heretofore granted or reserved for irrigation ditches drainage ditches, or water mains, or laterals, over, under, or across lands herein described for the purpose of converting irrigation, drainage or domestic water.

Subject also to irrigation and/or drainage charges for operation and maintenance and construction under the Enterprise Irrigation District. Also any taxes now assessed against the property.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free and clear from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to said lands against all claims whatsoever.

The true consideration for this conveyance is \$60,000.00.

WITNESS Grantor hand this 13 day of August 2004.

Pauline C. Clark

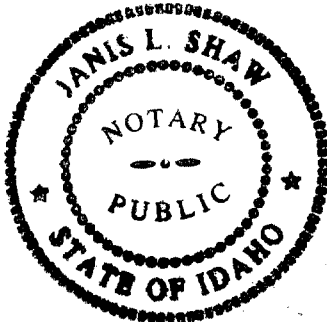
PAULINE C. CLARK

Trustee for the Clark Living Trust

STATE OF IDAHO)
)ss.
County of Bonner)

On this 13th day of August 2004, before me, a Notary Public in and for the State of Idaho, personally appeared PAULINE C. CLARK, Trustee for the Clark Living Trust, the Trust that executed the within instrument, and acknowledged to me that she executed the same on behalf of said Trust.

SUBSCRIBED AND SWORN to before me as of the day and year in this certificate first above written.



Janis L. Shaw

Notary Public for State of Idaho

Residing at: Sandpoint

My Commission Expires: 7/2/09

Grantor:

Pauline C. Clark
Trustee for the Clark Living Trust
3853 Colburn Culver Road
Sandpoint, Idaho 83864
(208) 263-5885

Grantee:

Terry Evans
5220 Harland Drive
Klamath Falls, OR 97603
(541) 882-1448