

04 SEP 24 PM 12:34

Vol M04 Page 64234

State of Oregon, County of Klamath  
Recorded 09/24/04 12:34 p m  
Vol M04 Pg 64234-35  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **JENNIFER P. SAUCEDO**, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **JENNIFER P. SAUCEDO and JAMES E. CLAGGETT, as tenants in common**, 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 Douglas County, State of Oregon, described as follows, to-wit:

The West 10 feet of Lot 4, Block 1 and the Esaterly 55 feet of Lot 1, Block 2, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of vacated "C" Street vacated by order dated September 13, 1957, recorded September 13, 1957 in Volume 294, page 333, Deed records of Klamath County, Oregon bounded on the South by the North line of First Avenue in Clinton, on the North by Lost River, on the East by the West line of Lot 4, Block 1 of Clinton and bounded on the West by the East line of Lot 1, Block 2 of Clinton.

AND

The Westerly 10 feet of Lot 1 and all of Lot 2, Block 2, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: The covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those recorded on any plat or survey, and that Deed of Trust recorded at Volume M04, Page 46087 of the deed records of Klamath County, Oregon.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

**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**

After recording, return to:

Jennifer P. Saucedo  
James E. Claggett  
PO Box 324  
Windsor, CA 95492

Send tax statements to:

Jennifer P. Saucedo  
James E. Claggett  
PO Box 324  
Windsor, CA 95492

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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, and that grantor will warrant and forever defend the premises and every pad and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 this 8th day of September, 2004.

Jennifer P. Saucedo  
Jennifer P. Saucedo

STATE OF CALIFORNIA    )  
  ) ss.  
County of Sonoma ) ss.

This instrument was acknowledged before me on Sept 8, 2004 by Jennifer P. Saucedo.

Kelly Houston  
Notary Public for California

