

05 MAY 25 AM 10:53

EA

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

mtc-69633

JOSEPH D. CLIFFORD
4415 cottage avenue
Klamath Falls, OR 97603
Grantor's Name and Address
Clifford and Emmons
4415 Cottage Avenue
Klamath Falls, OR 97603
Grantee's Name and Address

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

Joseph D. Clifford & Charoone A. Emmons
4415 Cottage Avenue
Klamath Falls, OR 97603

RECORDED & USED

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

Same as before

State of Oregon, County of Klamath
Recorded 05/25/05 10:59a.m
Vol M05 Pg 38290
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOSEPH D. CLIFFORD

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH D. CLIFFORD AND CHAROONE A. EMMONS, Not as Tenants in Common, but with full rights of survivorship 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:

PARCEL 1:

The West 55 feet of the East 105 feet of Lot 1, Block 5 of PLEASANT VIEW TRACTS, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The East 50 feet of Lot 1, Block 5 of PLEASANT VIEW TRACTS, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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):

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 \$ Love and Affection. 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 " ", 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 May 20, 2005; 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.

Joseph D. Clifford

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.

STATE OF OREGON, County of Klamath) ss.

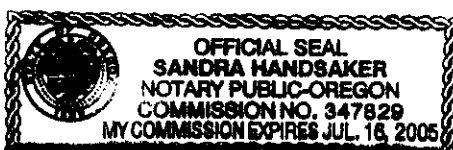
This instrument was acknowledged before me on May 20, 2005 by JOSEPH D. CLIFFORD

This instrument was acknowledged before me on

by

as

of



Sandra Handsaker
Notary Public for Oregon
My commission expires 7-16-05