

EA

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



05 JUN 10 AM 0:10

Vol M05 Page 43741

PHILIP &amp; LAURA ZALESKY

2433 DEL CAMPO DR.

EVERETT, WA 98208

Grantor's Name and Address

DONALD &amp; KARYN CLINTON

29709 BUCK LANE

KLAMATH FALLS, OR. 97601

Grantee's Name and Address

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

DONALD &amp; KARYN CLINTON

29709 BUCK LANE

KLAMATH FALLS, OR. 97601

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

DONALD &amp; KARYN CLINTON

29709 BUCK LANE

KLAMATH FALLS, OR. 97601

State of Oregon, County of Klamath

xed.

Recorded 06/13/05 8:10 a m

Vol M05 Pg 43741

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

puty.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that PHILIP &amp; LAURA ZALESKY (HUSBAND AND WIFE)

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DONALD &amp; KARYN CLINTON (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:

LOT 34, FIRST ADDITION TO SPORTSMAN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF VACATED LOOKOUT LANE WHICH IS ADJACENT TO LOT 34, VACATED MAY 16, 1951 IN BOOK 291 AT PAGE 631, DEED 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):

NO EXCEPTIONS

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 \$ 200.00. 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  $\Phi$ , 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, 11<sup>th</sup> 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.

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.

Philip N. Zalesky  
Laura R. Zalesky

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 6-13-05 ss.

by Philip &amp; Laura Zalesky

This instrument was acknowledged before me on

by

as

of



Melissa Hartley  
Notary Public for Oregon

My commission expires June 28, 2005