

05 JUN 22 PM 3:30

MTG- 69725 TM

EA

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



DAVID B. CLAWSON BEVERLY A.
CLAWSON & WINNIFRED G. CLAWSON
1760 HOMEDALE ROAD
KLAMATH FALLS OR. 97603

Grantor's Name and Address

DAVID B. CLAWSON & BEVERLY A. CLAWSON
1760 HOMEDALE ROAD
KLAMATH FALLS OR. 97603

Grantee's Name and Address

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

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

DAVID B AND BEVERLY A
CLAWSON
1760 HOMEDALE ROAD
KLAMATH FALLS OR. 97603

Vol M05 Page 47125

SI

RECORDED

State of Oregon, County of Klamath

Recorded 06/22/05 3:30 p m

Vol M05 Pg 47125

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

ixed.

eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID B CLAWSON, BEVERLY A. CLAWSON,
AND WINNIFRED G. CLAWSON

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DAVID B. CLAWSON AND
BEVERLY A. CLAWSON, ASTENATS BY THE ENTIRETY

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 NORTH 50 Feet of TRACT 89 and the South 50 Feet of
TRACT 90, YALTA GARDENS, according to the OFFICIAL plat
THEREOF on File in the Office of the County Clerk of
Klamath County, Oregon.

Further described as: TAX account NO; 3909-002 AB-00400-0000

(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):

_____, 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 \$ 1.00 ① 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. ① (The sentence between the symbols ①, 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 January 28, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

David B. Clawson
Beverly A. Clawson
Winnifred G. Clawson

STATE OF OREGON, County of Klamath) ss.

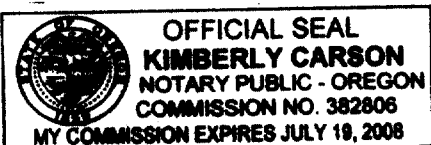
This instrument was acknowledged before me on 1-28-05
by David B. Clawson, Beverly A. Clawson & Winnifred G. Clawson

This instrument was acknowledged before me on 1-28-05

by Kimberly Carson

as Notary

of Wells Fargo



Notary Public for Oregon

My commission expires 7-19-08