

ES

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



2006-018036

Klamath County, Oregon



00003172200600180360010014

SPACE RES:

09/07/2006 11:04:01 AM

Fee: \$21.00

RE

Grantor's Name and Address

Grantee's Name and Address

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

Sean + Mandi CLARK  
4335 Cottage Ave  
Klamath Falls, Oregon 97603

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

Same as Above

MTC 1396-8041

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Mandi L. CLARK

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Sean B. CLARK AND  
Mandi L. CLARK HUSBAND & 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:

The E 1/2 of Lot 2, Block 4, Pleasant View TRACTS

Saving AND excepting that portion in the widening of Fargo  
Street deeded in Book M-65 at Page 216, Deed Records of  
Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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): Except those  
of record AND Apparent to the Land.

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 \$ Other than Money. 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 6 September 2006; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-  
RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,  
UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS  
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULA-  
TIONS. 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-  
EST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE  
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1,  
OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Mandi L. Clark

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on September 4, 2006

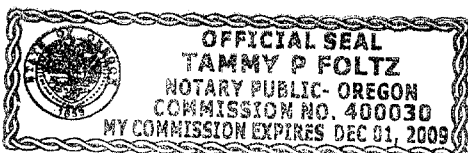
by Mandi L. Clark

This instrument was acknowledged before me on

by

as

of



Tammy P. Foltz  
Notary Public for Oregon  
My commission expires Dec 01, 2009

AMERITITLE has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.