

28-5845

WARRANTY DEED

81855

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This Indenture Witnesseth, THAT JAMES ALVIN CARTER and JANET LOUISE CARTER,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

KATHRYN A. DEARBORN,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Tract 8 of EMPIRE TRACTS and a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of Tract 8 of Empire Tracts; thence North 89°59' East 171.0 feet to the true point of beginning of this description; thence North 0°15' East 66.3 feet; thence North 89°59' East 73.0 feet; thence South 0°15' West 81.3 feet; thence South 89°59' West 73.0 feet; thence North 0°15' East 15 feet to the point of beginning.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$11,750.00.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 19th day of January, 1973.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. January 23, 1973.

Personally appeared the above named James Alvin Carter and Janet Louise Carter, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of JAMES W. WESLEY  
GANONG, COUNTY CLERK, Klamath Falls, Oregon  
First Federal Commission expires

Before me:

Notary Public for Oregon.

My commission expires 1-20-76

Re: U.S. Nat'l Bk  
Box 289  
K. Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of SEPTEMBER, 1973, at 3:50 o'clock P. M., and recorded in book M. 73 on page 12974. Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

By Hazel Drayton County Clerk-Recorder

FFE \$2.00

Deputy

SEP 23 3 49 PM 1973