

WARRANTY DEED

38-8082

KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun, as Trustee, pursuant to Declaration of Trust dated September 7, 1972 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Floyd R. Carbaugh Jr., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Township 36 South, Range 10 E.W.M., Section 3: Government Lots 1 and 2

Subject To: Rights, Rights of way, Easements of record, Those apparent on the land and Grantor reserves for Grantor and Grantors Successors a 30' wide easement for joint use, Roadway and all other Roadway purposes along Easterly Boundry of Sec 34 Township 35 South, Range 10 E.W.M. Laying South of Cherrywood Lane.

RECEIVED
DEC 2 - 1974
11:20 AM

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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

and that grantor will warrant and forever defend the said 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 \$ 14,000.00 . However, the actual consideration consists of ~~other property~~ *other property* which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of November, 1974 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

OFFICIAL SEAL
PAULINE SPIDLE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY
My Commission Expires January 8, 1977

STATE OF ~~CALIFORNIA~~ *OREGON*, County of *Klamath*) ss.
County of *San Bernardino*)
November 12, 1974

Personally appeared the above named
James R. DeBaun

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

ment to be _____ and acknowledged the foregoing instrument to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Pauline Spidle
Notary Public for Oregon
My commission expires _____

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires _____

James R. DeBaun
4319 Radford #2
Studio City Cal 91604
GRANTOR'S NAME AND ADDRESS

Floyd R. Carbaugh Jr.
4737 Sturdivant Ave
Klamath Falls Ore 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Floyd R. Carbaugh Jr.
4737 Sturdivant Ave
Klamath Falls Ore. 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Floyd R. Carbaugh Jr.
4737 Sturdivant Ave
Klamath Falls, Ore 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of *Klamath*

I certify that the within instrument was received for record on the 2nd day of DECEMBER, 1974, at 11:20 o'clock A.M., and recorded in book 174 on page 15286 or as file/reel number 95296

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By *Hazel K. Kagan* Recording Officer
Deputy