

9292

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALLEN B. CARTER and MARGUERITE J. CARTER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOST RIVER INVESTMENTS, INC., 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:

Portion of Tract 53, Merrill Tracts, Klamath County, Oregon, more particularly described as: commencing at a point 40 feet South and 50 feet West of the corner common to Section 1, 2, 11 and 12, Township 41 South, Range 10 East, W.M., thence West 100 feet; thence South 100 feet; thence East 100 feet; thence North 100 feet to the point of beginning.

SUBJECT TO: 1975-76 and subsequent taxes; easements and rights of way of record or apparent on the land; and liens of the City of Merrill, if any.

(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 \$12,000.00

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 14th day of January, 1976; 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.

(If executed by a corporation, affix corporate seal)

Allen B. Carter
Marguerite J. Carter
Marguerite J. Carter

STATE OF OREGON,)
County of Klamath) ss.
January, 1976.

STATE OF OREGON, County of) ss.
January, 1976.

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

Personally appeared the above named Allen B. Carter and Marguerite J. Carter, husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires 4-29-78

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Allen B. & Marguerite J. Carter
P. O. Box 426
Merrill, Oregon 97633
GRANTOR'S NAME AND ADDRESS

LOST RIVER INVESTMENTS, INC.
P. O. Box 426
Merrill, Oregon 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:

LOST RIVER INVESTMENTS, INC.
P. O. Box 426
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Lost River Investments, Inc.
P. O. Box 426
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of JANUARY, 1976, at 12:33 o'clock P. M., and recorded in book M 76 on page 804 or as file/reel number 9292.

Record of Deeds of said county.

Witness my hand and seal of County attixed.

WM. D. MILNE

Recording Officer

By Hazel [Signature] Deputy

FEE \$ 3.00

76 JAN 15 PM 12 33

3.00