

8:294

WARRANTY DEED

Vol. 76 Page 807

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.

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:

Beginning at the Northwest corner of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East along the Section line 532 feet; thence South 40 feet to the South line of the highway for the true point of beginning, being the Northwest corner of the property herein described; thence East along the South line of said Highway a distance of 95 feet; thence South 120 feet more or less to Lost River; thence upstream along Lost River to a point South of the true point of beginning, thence North 145 feet more or less to the point of beginning, being a part of Lot 2 of Section 12 aforesaid.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00

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.

Allen B. Carter  
Marguerite J. Carter

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
January 14th, 1976

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

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

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 4/29/78

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 \_\_\_\_\_, a corporation,  
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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Allen B. Carter  
Marguerite J. Carter  
Box 426, Merrill, Oregon  
GRANTOR'S NAME AND ADDRESS  
Lost River Investments, Inc.  
Box 426  
Merrill, Oregon  
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.  
Box 426  
Merrill, Oregon 97633  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

I certify that the within instru-  
ment 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 807 or as  
file/real number 9294

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE  
Recording Officer  
By \_\_\_\_\_ Deputy

FEE \$ 3.00