

MTC 365-1561

WARRANTY DEED

1159

KNOW ALL MEN BY THESE PRESENTS, That JAMES V. DAVIS and NANCY J. DAVIS,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAM W. CARTER, SR. and  
VIRGINIA A. CARTER, husband and wife, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 97 feet of Lot 7 in Block 5 of THIRD ADDITION TO ALTAMONT ACRES, according  
to the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Klamath Project and Klamath  
Irrigation District and South Suburban Sanitary District.
2. Reservations and restrictions contained in Deed executed by Western Cities  
Company, a corporation to Bessie Quigley, dated September 1, 1943, recorded  
October 25, 1946 in Deed Volume 197 at page 371, records of Klamath County,  
Oregon.

(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 except as  
set forth above

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 \$ 19,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the 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 18th day of March, 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)

*James V. Davis*  
*Nancy J. Davis*

STATE OF OREGON, )  
County of Klamath ) ss.  
March 18, 1976

Personally appeared the above named  
James V. Davis and Nancy J. Davis

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

Before me  
(OFFICIAL SEAL) *W. Carlene T. Addington*  
Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of ) ss.  
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

\_\_\_\_\_, 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 be-  
half 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Sam W. Carter, Sr.  
5536 Homer Drive  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Equitable Savings & Loan Assn.  
1300 SW 6th Ave., P.O. Box 72 97207  
Portland, Oregon 97201  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
18th day of March, 1976  
at 11:36 o'clock A.M., and recorded  
in book 1176 on page 397 or as  
file/reel number 11591  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By *Harold H. Hagel* Recording Officer  
Deputy  
P.L. \$ 3.00