

L# 0140-948

MTC- 2326

MTC

Vol. M76 Page 14738

STEVENS-HESS LAW PUB. CO., PORTLAND, ORE.

FORM No. 633-1—WARRANTY DEED.
1967 SN

19218

CARTER, husband and wife, KNOW ALL MEN BY THESE PRESENTS, That SAM W. CARTER, SR. and VIRGINIA A.

to grantor paid by IRA G. KINCAID and IRENE L. KINCAID, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated,

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:

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. Taxes for the fiscal year 1976-'77, a lien not yet due and payable.
2. Rules, regulations and statutory powers of Klamath Project and Klamath Irrigation District and South Suburban Sanitary District.
3. Reservations and restrictions contained in Deed executed by Western Cities Company, a corporation, recorded October 25, 1946 in Volume 197, page 371, Deed 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 above granted 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 \$ 23,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 16th day of September, 1976.

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Sam W. Carter, Sr. and Virginia A. Carter

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

Before me: *Ronald V. Braun*
Notary Public for Oregon
My commission expires 11-12-78

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

First Federal Plaza

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of September, 1976, at 8:30 o'clock A.M., and recorded in book M76 on page 14738 or as file/reel number 19218.

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

Wm. D. Milne, County Clerk
Recording Officer

fee \$3.00

Deputy