01-40743 T/A 13376

FORM No. 633—WARRANTY DEED (Individual or Corporate)

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

61938 WARRANTY DEED Vol. M79 Page 2586

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. PINNIGER and JEAN E. PINNIGER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. CARSON and DIXIE A. CARSON, 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 appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

Lot 18, Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD.
SUBJECT TO: (1) Regulations, levies, liens and utility assessments of the City of Klamath Falls. (2) Easement created by instrument, including the terms and provisions thereof, dated June 26, 1905, recorded May 18, 1907, in Book 22, Page 479, in favor of United States of America. (3) Easement created by instrument, including the terms and provisions thereof, dated May 1, 1945, recorded May 15, 1945, in Book 176, Page 284, in favor of California Oregon Power Company for right of way for pole lines. (4) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood. (5) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 3, 1976, in Book M-76, Page 13888.

(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 stated 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 $ 53,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)~~ (The sentence between this notice and the word "In" 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 19th *day of* January, *19* 79; *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.*

James C. Pinniger
Jean E. Pinniger

(If executed by a corporation, affix corporate seal)

RECEIVED JAN 31 1979

STATE OF OREGON, } ss.
County of KLAMATH
January 19, *19* 79

Personally appeared the above named JAMES C. PINNIGER and JEAN E. PINNIGER, husband and wife, *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me:
Gerald V. Bown
Notary Public for Oregon
My commission expires: 11-12-82

(OFFICIAL SEAL)

STATE OF OREGON, County of) ss.
, *19*
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 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)

JAMES C. PINNIGER, et ux
4369 Selma
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Robert L. Carson, et ux
GRANTEE'S NAME AND ADDRESS

After recording return to:
KFES & Co
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Robert L. and Dixie A. Carson
Same as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 31st *day of* January, *19* 79, *at* 3:28 *o'clock* P.M., *and recorded in book* M79 *on page* 2586 *or as file/reel number* 61938, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Wm. D. Milne *Recording Officer*
By Beretha B. Kilgore *Deputy*

Fee $3.00