

WARRANTY DEED

MARVIN A. LEDANE Grantor conveys and warrants to DEWEY ELBERT CARTWRIGHT, JR. and SANDRA ANN CARWRIGHT, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 1, Block 55, KLAMATH FOREST ESTATES HIGHWAY 66 UNIT, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Restrictions as contained in plat dedication, to wit: "Subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent Highway 66 and to all easements and reservations of record."
3. Trust Deed, including the terms and provisions thereof, given to secure and indebtedness with interest thereon and such future advances as may be provided therein. Dated May 29, 1972, Recorded: June 24, 1975 in Volume M75, page 7167, Microfilm Records of Klamath County, Oregon. Amount: \$10,560.00. Grantor: Marvin A. LeDane. Trustee: P N T I Company. Beneficiary: Atlantic Richfield Company, which said Trust Deed Grantor agrees to pay, holding Grantee harmless therefrom.

The true and actual consideration paid for this conveyance is \$14,000.00.

WITNESS Grantor's hand this 6th day of June, 1976.

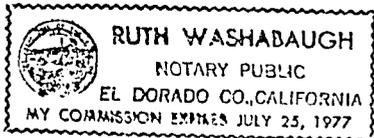
Marvin A. LeDane

STATE OF CALIFORNIA)
) ss.
County of El Dorado)

Personally appeared MARVIN A. LEDANE and acknowledged the foregoing instrument to be his voluntary act and deed.

27

BEFORE ME:



Ruth Washabaugh
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: July 25, 1977

Unless a change is requested
all tax statements shall be sent
to:

Mr. and Mrs. Dewey Elbert Cartwright, Jr.

AFTER RECORDING RETURN TO:

Mr. and Mrs. Dewey Elbert Cartwright, Jr.

Arthur J. Stacking
Box 377
Bonanza, Ca
97003

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Arthur J. Stacking

this 21st day of June A. D. 1977 at 11 o'clock A. M., on

fully recorded in Vol. 170, of Books on Page 117

Wm D. MILNE, County Clerk

Fee \$6.00

By: Arthur J. Stacking

Warranty Deed, Page Two.

126
57