

1-1-74

1985 9635

WARRANTY DEED

Vol. 1182 Page 2663



KNOW ALL MEN BY THESE PRESENTS, That Clea B. Carpenter and Thelma E. Carpenter, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas E. Morrow and Patricia Ann Morrow, 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:

The South 70 feet of the North 150 feet of the East 1/2 of Tract 16 of Resubdivision of Tracts 25 and 32 of ALTAMONT RANCH TRACTS, Klamath County, Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
(EXCEPTIONS CONTINUED ON REVERSE SIDE)

(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 those referred to 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 \$4,000.00

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 ①, 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 applied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of January, 1975; 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)

STATE OF OREGON,)
County of Klamath) ss.
January 23, 1975

Personally appeared the above named
Clea B. Carpenter and
Thelma E. Carpenter

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires July 26, 1975

STATE OF OREGON, County of) ss.
January 23, 1975

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 _____

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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

C B Carpenter
4828 Bubber

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/tee number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Notary Officer
_____ Deputy

82 MAR 3 AM 11 09

sent 400

EXCEPTIONS CONTINUED:

3. Warrant Clearance easement recorded April 20, 1964 in Book 352 at page 376, Deed Records, in favor of United States of America for glide path over E $\frac{1}{2}$ Tract 16, Altamont Ranch Tracts. Corrected by instrument recorded May 11, 1964 in Book 352 at page 664, Deed Records.

4. Easements and encumbrances apparent upon the land.

The taxes for the year 1974-75 have been paid in full by first party and no prorating of taxes shall be required under this agreement.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~in Book 352~~ at 11:09

this 3 day of March A.D. 1982 at 11:09 o'clock A.M.

duly recorded in Vol. M 82, of Deeds on Page 2663

Fee \$4.00

EVLYN BREHN, County Clerk

By Joyce McQuinn

