

## WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD ALLEN, hereinafter called MATTHEWS and MICHAEL RATLIFF  
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:

SEE REVERSE FOR DESCRIPTION

(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

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 consideration paid for this transfer, stated in terms of dollars, is \$22,000.00.

[illegible]

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 15th day of July, 1982;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by \_\_\_\_\_ of its board of directors.

LOST RIVER INVESTMENTS, INC.

LOST RIVER INVESTMENTS, INC.

By Allen D. Carter President

By M. J. Carter Treasurer

STATE OF OREGON, County of Madras Klamath ss.

July....., 19.82.....

Personally appeared Allen B. Carter  
Marquerite J. Carter who, being duly sworn,  
 that the former is the

each for himself and not one for the other, did say that the former is the president and that the latter is the treasurer ~~secretary~~ **LOST**

treasurer \_\_\_\_\_ of \_\_\_\_\_ a corporation,  
RIVER INVESTMENTS, INC. \_\_\_\_\_  
and that the seal attixed 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  
the undersigned acknowledged said instrument to be its voluntary act and deed.

Before me: Donald M. Smith  
Notary Public for Oregon  
My commission expires: 4/29/86

Lost River Investments, Inc.

Merrill, Oregon 97601

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS  
Howard Allan Matthews & Michael Ratliff

228 North 7th  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

**After recording return to:**

Mike Ratliff

Mike Ruffin  
228 North 7th  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Until a change is requested a  
Howard Allan

Howard Allan Matthews & Associates  
228 North 7th  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Klamath Falls, Oregon 97603

\_\_\_\_\_

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_.

at ..... o'clock ..... M., and recorded  
in book/reel/volume No. .... on  
page ..... or as document/tee/file/

instrument/microfilm No. ....  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

[illegible]

By ..... Deputy

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\_\_\_\_\_

9435

PARCEL 1: A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Commencing at a point which lies East along the Section line a distance of 627 feet and South a distance of 40 feet from the monument which marks the section corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and extending thence East and parallel to the North line of said Section 12 and 40 feet Southerly at right angles therefrom, a distance of 157 feet; thence South to the North bank of Lost River; thence Westerly, following the North bank of Lost River, to a point which lies South of the point of beginning; thence North to the point of beginning.

PARCEL 2: A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a point 784 feet more or less East of the West line of Section 12 aforesaid and on the South line of Front Street also known as the State Highway in the City of Merrill, Oregon; said point of beginning being 3 feet East of the East line of the building now erected West of the tract herein conveyed; thence from said point of beginning East along said line of Highway 25 feet to a point; thence South at right angles to the Highway to Lost River; thence upstream along the line of Lost River to a point due South of the point of beginning; thence North on a line at right angles to said Highway line to the point of beginning, having a frontage of 25 feet on said Highway.

SUBJECT TO: Easements, restrictions and rights of way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 23 day of July A.D. 19 82 at 10:26 o'clock A.M. of  
duly recorded in Vol. M 82, of Deeds on a 9434

Fee \$8.00

EV. LYNN BIEHN, Clerk

By Joyce M. Davis