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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federal Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. CARTER and ELIZABETH A. CARTER, 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 W<sub>2</sub>SW<sub>4</sub>SE<sub>4</sub> of Section 32, Township 40 South, Range 8 East of the Willamette Meridian.

SUBJECT TO: Taxes for 1982-83 which are now a lien but not yet payable; Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; Reservations, restrictions and easements as reserved in deed recorded July 28, 1979, in Vol. M79 at page 13997, 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 those above set forth,

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 72,500.00.  
 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 @, 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 implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27th day of September, 1982; 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)

*James D. Bocchi*  
*Gerald V. Brown*

STATE OF OREGON,

County of \_\_\_\_\_ ss.  
 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ss.  
September 28, 1982

Personally appeared James D. Bocchi and Gerald V. Brown who, being duly sworn,

each for himself and not one for the other, did say that the former is the executive vice-president and that the latter is the secretary of Klamath First Federal Savings and Loan Association, 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:

*Barlene J. Tucker*

Notary Public for Oregon

My commission expires: 6-16-84

(OFFICIAL SEAL)

Klamath First Federal S/L

GRANTOR'S NAME AND ADDRESS

Robert A. & Elizabeth A. Carter  
( ) Worden Drive  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal S/L  
540 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

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 28 day of Sept, 1982 at 3:46 o'clock P.M., and recorded in book/reel/volume No. M82 on page 12893 or as document/fee/file/instrument/microfilm No. 15932, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Joyce McQuinn Deputy

Fee \$4.00