

1-1-74

45134

WARRANTY DEED

5793

KNOW ALL MEN BY THESE PRESENTS, That HOWARD ALLAN MATTHEWS and MICHAEL RATLIFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALLEN B. CARTER and MARGUERITE J. 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:

SEE DESCRIPTION ON REVERSE

(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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00

~~However, the actual consideration consists of or includes other property or interest provided which is the whole part of the consideration indicated which is provided in the instrument.~~

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 15 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 order of its board of directors.

(If executed by a corporation, affix corporate seal)

Howard Allan Matthews
Michael Ratliff

STATE OF OREGON,)
County of Klamath) ss.
July 15, 1982

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 _____

Personally appeared the above named HOWARD ALLAN MATTHEWS and MICHAEL RATLIFF

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

_____, 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: *Lydia M. Owens*
(OFFICIAL SEAL) Notary Public for Oregon

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 5/2/84

My commission expires: _____

Howard Allan Matthews & Michael Ratliff
228 North 7th
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Allen B. Carter & Marguerite J. Carter
P. O. Box 568
Merrill, Oregon 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:
Allen B. Carter & Marguerite J. Carter
P. O. Box 568
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

Until a change in request of all tax statements shall be sent to the following address:
Allen B. Carter & Marguerite J. Carter
P. O. Box 568
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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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: (1) Contract, including the terms and provisions thereof, dated June 18, 1976, recorded June 21, 1976, in Book M-76, Page 9177, wherein Jerry D. Hargrave and Eileen E. Hargrave, husband and wife, are Vendors, and Lost River Investments, Inc., an Oregon Corporation, is Vendee; (2) Contract, including the terms and provisions thereof, dated March 20, 1975, recorded September 28, 1979, in Book M-79, Page 23050, wherein J. A. McDonald is Vendor and Jerry D. Hargrave and Eileen E. Hargrave, husband and wife, are Vendees; and (3) easements, restrictions, reservations and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 16th day of January A.D., 1985 at 2:37 o'clock P M, and duly recorded in Vol. M85, of Deeds on page 977.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: PLM Smith, Deputy