

KNOW ALL MEN BY THESE PRESENTS, That EDWARD J. CARTER and YVONNE A. CARTER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. VAN METER and LORETTA M. VAN METER, 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:

Lots 1, 2, 3, 4, 5, 6, 18, 19, 20, 21 & 22, Block 3, TOWN OF MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH vacated alley adjacent thereto by order of vacation recorded February 6, 1957 in Volume 289, page 469, Deed Records of Klamath County, Oregon.

SUBJECT TO:

Easement for existing public utilities, if any, in vacated alley. Said original plat having made reference to the right at that time to construct utilities in said streets and alleys.

## MOUNTAIN TITLE COMPANY INC.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(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 as shown above and those of record and apparent upon the land, if any, as of the date of this deed,

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 \$54,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25th day of March, 1985; 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.

Edward J. Carter

Yvonne A. Carter

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

3/25, 1985

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 \_\_\_\_\_

\_\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Edward J. Carter and Yvonne A. Carter  
Personally appeared the above named  
Edward J. Carter and Yvonne A. Carter  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires: 8/16/88

Edward J. Carter & Yvonne A. Carter

GRANTOR'S NAME AND ADDRESS

John A. Van Meter & Loretta M. Van Meter

P.O. Box 204  
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath )

Filed for record at request of

on this 25th day of March A.D. 19 85  
at 11:47 o'clock A M, and duly  
recorded in Vol. M85 of Deeds  
Page 4340

EVELYN BIEHN, County Clerk

By \_\_\_\_\_ Deputy

Fee 5.00