

59856

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOUISE E. ROETHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY O. CARPENTER and PATRICIA J. CARPENTER, 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 Southerly 50 feet of Lot 3, Block 6, LAKESIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

31. Sewer and water use charges, if any, due to the City of Klamath Falls

(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

Reservations, Restrictions, Rights-Of-Way, Easements of Record and Those Apparent Upon The Land and as hereinabove set forth

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 \$ 11,000.00

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 14th day of December, 1978; 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.

Louise E. Roethler
Louise Elaine Roethler

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
December 14th, 1978.

STATE OF OREGON, County of Klamath) ss.
Personally appeared _____, 19____.

Personally appeared the above named
Louise E. Roethler

_____ and
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 acknowledged the foregoing instrument to be
my voluntary act and deed.
Notary Public for Oregon
My commission expires _____

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 be-
half 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)

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 5-1-82

Notary Public for Oregon
My commission expires:

Louise E. Roethler
P.O. Box 1391
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Gary O. & Patricia J. Carpenter
4461 W. Hilton Drive
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
4th day of April, 19 86,
at 9:04 o'clock A.M., and recorded
in book N86 on page 5555 or as
file/reel number 59856
Record of Deeds of said county.

After recording return to:
Gary O. & Patricia J. Carpenter
4461 W. Hilton Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
If a change is requested off the statements shall be sent to the following address:
Gary O. & Patricia J. Carpenter
4461 W. Hilton Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Witness my hand and seal of
County affixed.

Evelyn Biehm, County Clerk
Recording Officer
By T. Ann Smith Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY

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