

KNOW ALL MEN BY THESE PRESENTS, That KAREN CALDWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT LEE CARSON and GARY CARSON, not as tenants in common, but with the right of survivorship, 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 Easterly 89 feet of Lot 14 in Block 5, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING therefrom the Southerly 25 feet thereof; ALSO EXCEPTING THEREFROM the Easterly 5 feet thereof, conveyed for road purposes.

continued on the reverse side of this deed

MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$ 30,000.00

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 April, 1986; 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)

William Franklin Caldwell

WILLIAM FRANKLIN CALDWELL

Kelly Karen Caldwell

KELLY KAREN CALDWELL

STATE OF OREGON, County of

) ss.

Personally appeared

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 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:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

William Franklin Caldwell & Kelly Karen Caldwell
203 Michigan Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Robert Carson & Gary Carson
1904 Gary Street
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

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 on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Reservations and restrictions as contained in Deed recorded September 31, 1937, in Volume 121, page 461, Records of Klamath County, Oregon:
"Excepting and reserving to the first parties, their heirs, and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of April A.D., 19 86 at 3:07 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds _____ on Page 6433
FEE \$14.00
By Evelyn Biehn, County Clerk
P. M. Smith