

WARRANTY DEED

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61475

KNOW ALL MEN BY THESE PRESENTS, That DIERLAND ROBERTS for himself and as Representative of the Estate of Floria B. McClure hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by IRVIN W. CARNER, JR. and THORA J. CARNER, husband and wife 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:

Lot 59, Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

[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 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 \$ 16,000.00

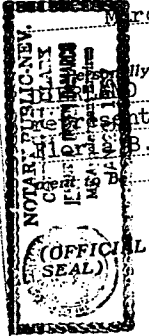
In construing this deed and where the provisions hereof apply equally to corporations and to individuals. changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 17th day of March, 1986;

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.

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.

DIERLAND ROBERTS
DIERLAND ROBERTS, representative of the
STATE OF OREGON, County of Klamath

STATE OF OREGON NEVADA } ss.
County of Clark
March 17, 1986



Personally appeared the above named DIERLAND ROBERTS for himself and as representative of the Estate of McClure and acknowledged the foregoing instrument their voluntary act and deed.

Before me: Notary Public for Oregon, Nevada
My commission expires: 1-28-87

Personally appeared _____ 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 _____

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.

Notary Public for Oregon
My commission expires: (If executed by a corporation, affix corporate seal)

Dierland Roberts
P.O. Box DB
Henderson, NV 89015
GRANTOR'S NAME AND ADDRESS
Irvin W. Carner, Jr. and Thora J. Carner
P.O. Box 5
Beatty, OR 97621-97639
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, } ss.
County of _____
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 fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By _____ Deputy

SUBJECT TO:

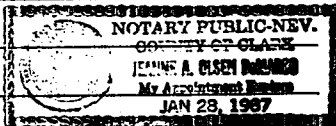
1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
2. Easements as contained in plat dedication, to wit:
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said lines of all lots, said easement to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
3. Covenants, conditions, and restrictions as set forth in Declaration of Restrictions recorded March 13, 1967, in Volume 67, page 1751, and Amendment thereto recorded July 6, 1967, in Volume M67, page 5062, Microfilm Records of Klamath County, Oregon.

STATE OF NEVADA

County of Clark ss.

On this 17th day of March, 1986,

personally appeared before me, a Notary Public, Dierland
Roberts for himself and as Representative
of the Estate of FLORIAN B. McCURE



who acknowledged that he executed the above instrument.

Signed Jeanne A. Olsen Demarco
Notary Public

My Commission Expires Jan 28, 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 16th day of May A.D., 19 86
at 2:10 o'clock P. M. and duly recorded
in Vol. M86 of Deeds Page 8447

Evelyn Biehn, County Clerk
By [Signature]

Deputy.

Fee, \$14.00