

78447

MTC-12516
-WARRANTY DEED-

Vol. 1481 Page 15205

Keith L. Rice, Jr. and Jean M. Rice, Grantors, convey and warrant to Michael K. Carter and Janice M. Carter, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 40 S, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 20, lying southwesterly of the U.S.B.R. "C" Canal containing 6 acres more or less and subject to the county road (Cheyne Road) right of way along the westerly boundary.

SUBJECT TO AND EXCEPTING:

(1) Taxes for the fiscal year 1987-1988, a lien, not yet due and payable; (2) rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; (3) the premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District; (4) the premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District; (5) if the land is disqualified for the special assessment as Farm Use Land under the statute, an additional tax may be levied; in addition thereto, a penalty may be levied if notice of disqualification is not timely given; (6) an easement created by instrument, subject to the terms and provisions thereof dated November 7, 1938, recorded November 18, 1938, in Volume 118, page 545, Deed Records of Klamath County, Oregon, in favor of the California-Oregon Power Company for a 10 foot wide electric transmission line across the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20; (7) the rules and regulations of Subdivision Ordinance No. 40, Klamath County, Oregon, as revised January 23, 1979.

The true and actual consideration for this conveyance is \$20,500.00.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at: Rt. 1, Box 620B, Klamath Falls, OR 97603.

DATED this 24th day of August, 1987.

Keith L. Rice Jr.
Keith L. Rice, Jr.

Jean M. Rice
Jean M. Rice

STATE OF OREGON)

County of Klamath) ss.

Personally appeared the above-named Keith L. Rice, Jr. and Jean M. Rice and acknowledged the foregoing instrument to be their voluntary act. Before me:

BRANDNESS & HUFFMAN, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Shuald A. Page
Notary Public for Oregon
My Commission expires: 4/24/89

WARRANTY DEED
87-08-14a (PROP12)

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15205

WARRANTY DEED

15206

15206

John L. Rice and Jess M. Biehn, Grantees, hereby warrant to Robert H. Carter and Lucille M. Carter, Grantees, the following described real property, to wit:

A tract of land situated in the NW 1/4 of Section 36, Township 40 N, Range 10 East of the Willamette Meridian, Clatsop County, Oregon, more particularly described as follows:

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 24th day of August A.D. 19 87
at 2:59 o'clock P. M. and duly recorded
in Vol. N87 of Deeds Page 15205

Evelyn Biehn, County Clerk

By

Deputy.

Fee, \$14.00

The first and actual consideration for this conveyance is the sum of \$14.00. This instrument will not allow use of the property described in this instrument in violation of applicable laws and regulations. Before signing or accepting this instrument, the parties agreeing thereto to the property shall check with the appropriate City or County Planning Department for any approved use.

Small charges are reserved. All tax statements shall be mailed to Grantee at P.O. Box 6338, Klamath Falls, OR 97603.

DATED this 24th day of August, 1987.

John L. Rice, Jr.

Jess M. Biehn

John M. Rice

County of Klamath

Personally appeared the above-named Keith L. Rice, Jr. and Jess M. Biehn and acknowledged the foregoing instrument to be their voluntary act, before me:

Notary Public for Oregon
My Commission expires: 12/31/88

NOTARY PUBLIC
STATE OF OREGON

WARRANTY DEED
15206-1A (REVISED)