83325MC-1983-P

WARRANTY DEED

Vol. M88 Page 456

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. GIRT & MARILYN A. GIRT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. CARTER & SUZUYO CARTER, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE 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 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 $ 65,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ the whole part of the consideration.

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 8th day of January, 19 88; 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.

James F. Girt

Marilyn A. Girt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss. 1/8, 19 88

Personally appeared the above named James F. Girt & Marilyn A. Girt and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires: 8/16/88

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:

Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires:

JAMES F. GIRT & MARILYN A. GIRT

GRANTOR'S NAME AND ADDRESS

JOHN CARTER & SUZUYO CARTER
5456 Walton Dr
Klamath Falls OR 97603

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

SPACE RESERVED FOR RECORDER'S USE

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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

A parcel of land situated in the NW1/4 of the NE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point from which the one-quarter corner common to Sections 6 and 7 bears North 89 degrees 45' 39" West, 205.30 feet and North 00 degrees 02' 21" East, 1091.89 feet; thence South 89 degrees 45' 39" East, 979.35 feet to a 1/2 inch rebar; thence North 53 degrees 15' 58" East, 50.45 feet to a 1/2 inch rebar on the Southwesterly right-of-way line of the Keno-Worden County Road; thence South 39 degrees 44' 25" East, 307.85 feet, along said right-of-way line, to a 1/2 inch rebar; thence North 89 degrees 41' 53" West, 1216.72 feet; thence North 00 degrees 02' 21" East, 204.22 feet to the place of beginning.

Tax Account No. 4008-700-00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 11th day of January A.D. 19 88 at 10:05 o'clock A M., and duly recorded in Vol. M88, of Deeds on Page 466.

Evelyn Biehn, County Clerk

FEE $15.00 By