

1-174-88349

WARRANTY DEED

Vol. M88 Page 9432

KNOW ALL MEN BY THESE PRESENTS, That ALLEN B. CARTER and MARGUERITE J. CARTER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARROL JOE SCRONCE and BETTY L. SCRONCE, 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:

A portion of Lot 2 in Section 12, Township 41 South, Range 10 East, W.M., described as follows: Beginning at a point which is 40 feet South and 240 feet East of the corner common to Sections 1, 2, 11 and 12, Township 41 South, Range 10 East, W.M.; thence East along the South line of Front Street in City of Merrill a distance of 92 feet; thence South to the line of Lost River to a point due South of the point of beginning; thence North to the point of beginning.

(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

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 \$25,000.00

~~However, this warranty deed shall not include other property or value given or promised, which is the whole consideration, and in which the grantor has no interest. It is hereby agreed that the above recited consideration should be deleted for ORS 23.030.~~

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        day of September, 19 79; 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)

*M. J. Carter*  
*Marguerite J. Carter*  
**Allen B. Carter**

STATE OF OREGON, )  
County of Klamath ) ss.  
September 26, 19 79

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       

Personally appeared the above named ALLEN B. CARTER and MARGUERITE J. CARTER, husband and wife,

and acknowledged the foregoing instrument to be their        voluntary act and deed.

      , 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:

(OFFICIAL SEAL)

Before me: *Steven K. Green*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: October 11, 1981

Notary Public for Oregon  
My commission expires:       

Allen B. Carter & Marguerite J. Carter  
P. O. Box  
Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS

Carrol Joe Scronce & Betty L. Scronce  
P. O. Box 107  
Merrill, Oregon 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carrol Joe Scronce & Betty L. Scronce  
P. O. Box 107  
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

Carrol Joe Scronce & Betty L. Scronce  
P. O. Box 107 As Your Records now show  
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 17 day of June, 19 88, at 4:40 o'clock P.M., and recorded in book M. 88 on page 9432 or as file/reel number 88349, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn Recording Officer  
By Georgia H. Ashby Deputy

Fee 8.00

SPACE RESERVED FOR RECORDER'S USE