

30212

WARRANTY DEED

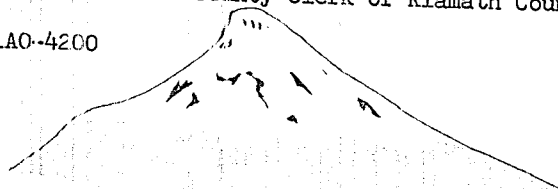
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KNOW ALL MEN BY THESE PRESENTS, That HUGH E. CARTER & LEORA M. CARTER, who acquired title as Leora M. Moore, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY G. BARTON & KATHRYN BARTON, 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:

Lot 22 in Block 7, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2507-01A0-4200



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 use."

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,

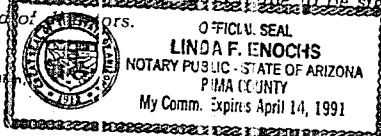
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00

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 5th day of August, 1988; 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 corporate officer, affix corporate seal)



Hugh E. Carter
Hugh E. Carter

Leora M. Carter
Leora M. Carter

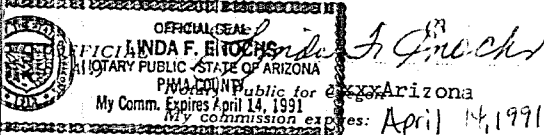
STATE OF ARIZONA
County of PIMA
August 5, 1988

STATE OF OREGON, County of Klamath, ss.

Personally appeared the above named
Hugh E. Carter & Leora M. Carter

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.

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



Notary Public for Oregon
My commission expires: _____

Hugh E. & Leora M. Carter
327 Calle Del Chancero
Green Valley, Arizona 85614

Jimmy G. Barton & Kathryn Barton
191 N. 3rd
Creswell, OR 97426

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

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of Aug., 1988, at 2:46 o'clock P. M., and recorded in book M88 on page 12879 or as file/reel number 90212, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Roseanne Mickelson Deputy

Fee \$8.00