

KNOW ALL MEN BY THESE PRESENTS, That

RICKEY D. SMITH and BARBARA J. SMITH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GEORGE E. CARTER and ROWENA CARTER, 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 16, Block 14, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-014CA-05500.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated July 10, 1978, and recorded July 10, 1978, in Volume M78, page 14777, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which the Grantees named above hereby agree to assume and pay in full.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulation. 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 all those of record and those 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 \$ 54,000.00

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 21st day of October, 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 corporation,
affix corporate seal)

Barbara J. Smith as attorney in -
fact, Rickey D. Smith, by its attorney in fact, Barbara J. Smith

BARBARA J. SMITH
STATE OF OREGON, County of Klamath, 1988) ss.

STATE OF OREGON,
County of Klamath) ss.
October 21, 1988

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
Barbara J. Smith individually and
as attorney in fact for Rickey D.
Smith

and acknowledged the foregoing instru-
ment 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 11-16-91

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

RICKEY D. SMITH and BARBARA J. SMITH

61240 King Solomon
Bend, OR 97702

GRANTOR'S NAME AND ADDRESS

GEORGE E. CARTER and ROWENA CARTER

5033 Southview
Klamath Falls, OR 97603

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,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
21st day of Oct., 1988,
at 3:27 o'clock P.M., and recorded
in book M88 on page 17792 or as
file/reel number 92962
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Henderson Deputy

Fee \$8.00