

KNOW ALL MEN BY THESE PRESENTS, That DONALD P. CARNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN E. SCOGGIN & MARIAN M. SCOGGIN, 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:

Starting at a point 398 feet West of the Northeast corner of the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the place of beginning situate in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 2309-13DO-2600

# 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 \$ 15,000.00. However, the actual consideration consists of an interest in the property of value stated or agreed upon, which is the whole consideration and not a part thereof. It is understood that the grantor has not received any cash or other consideration for this transfer.

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 31st day of January, 19 89; 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.

OFFICIAL SEAL  
KEN MAY  
NOTARY PUBLIC - CALIFORNIA  
RIVERSIDE COUNTY  
My comm. expires NOV 4, 1992

(If executed by a corporate officer, affix corporate seal)

STATE OF OREGON, County of RIVERSIDE ss.  
County of RIVERSIDE  
JANUARY 31ST, 19 89.

Personally appeared the above named Donald P. Carner

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

Before me, [Signature]  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 11-4-92

STATE OF OREGON, County of Klamath ss.  
County of Klamath  
Personally appeared [Signature] and [Signature], 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 [Signature], 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: [Signature]  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires:

Donald P. Carner  
Box 910  
Thousand Palms, CA 92276  
GRANTOR'S NAME AND ADDRESS  
John E. & Marian M. Scoggin  
P. O. Box 2392  
LaPine, OR 97739  
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

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 3rd day of Feb., 19 89, at 12:00 o'clock P.M., and recorded in book M89 on page 2176 or as file/reel number 96721, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullendore Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$8.00