

K-36855
WARRANTY DEED

JOHN W. FOSTER and MARGARET B. FOSTER, husband and wife and LAWRENCE E. PLEMONS and MARGARET IRENE PLEMONS, husband and wife, Grantors, convey and warrant to LLOYD S. CARR and BETTY M. CARR, husband and wife, Grantees, as tenants by the entirety, the following described real property, free of encumbrances except as specifically set forth herein:

All the following described real property situate in Klamath County, Oregon:

PARCEL ONE

All that portion of Government Lots 13, 14, 15, 19, 20, 21, 22, 27, 28, 29 and 30, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, lying southerly and easterly of the tract line of that certain subdivision known as "First Addition to the Nimrod River Park" as same is shown on map recorded December 28, 1964, and amended by Order of Vacation issued by the Klamath County Board of Commissioners and recorded on January 20, 1966, in Book M-66 pages 574 and 575, Official Records, Klamath County, Oregon, and as further amended by Deed to Klamath County for roadway purposes (said deed creating cul-de-sacs at ends of truncated Modoc Street and Cherokee Street) recorded in M-66 at page 302.

EXCEPTING therefrom that portion deeded to the County of Klamath for park purposes by Deed recorded on March 4, 1966, in Book M-66, page 1845, Official Records, Klamath County, Oregon.

ALSO EXCEPTING that land lying between Lots 1, 2, and 3, or Block 6, First Addition to Nimrod River Park and the Northerly bank of Sprague River.

PARCEL TWO

Lot 16, Section 7, Township 36 South, Range 11, E.W.M., and

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portion of Lot 9, Section 7, Township 36 South, Range 11, E.W.M., lying south of the thread of Sprague River, Klamath County, Oregon.

SUBJECT TO:

(1) Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof;

(2) Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water;

(3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose;

(4) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Sprague River;

(5) Order Granting of Petitions for establishment of road district, including the terms and provisions thereof, dated December 8, 1965, recorded March 17, 1966, in Volume M-66 page 2325, Microfilm records of Klamath County, Oregon;

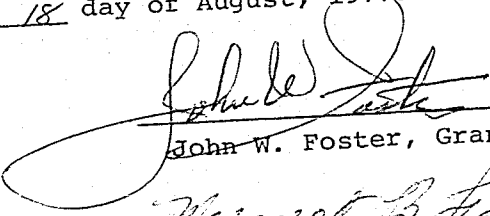
(6) Mortgage, including the terms and provisions thereof, executed by John W. Foster and Margaret B. Foster, husband and wife, and Lawrence E. Plemons and Margaret Irene Plemons, husband and wife, to E. Tharalson, an unmarried man and Lane Duncan, an unmarried man, dated October 23, 1974,

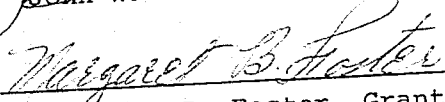
recorded April 11, 1975, in Mortgage records M-75 on page 3924, Microfilm records of Klamath County, Oregon.

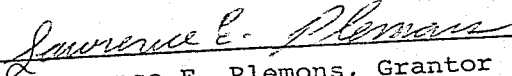
The true and actual consideration for this conveyance is \$62,500.00.

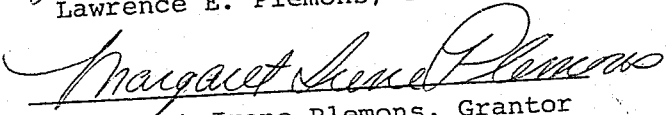
Until a change is requested, all tax statements are to be sent to the following address: Lloyd S. Carr and Betty M. Carr, P. O. Box 317, Sprague River, Oregon 97639.

DATED this 18 day of August, 1977.


John W. Foster, Grantor


Margaret B. Foster, Grantor


Lawrence E. Plemons, Grantor


Margaret Irene Plemons, Grantor

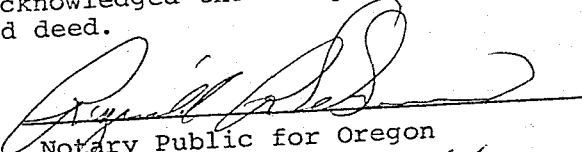
STATE OF OREGON)
) ss. August 18, 1977.
County of Klamath)

Personally appeared the above named John W. Foster and Margaret B. Foster and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Reginald R. LeQuleu
Notary Public - Oregon

My Commission Expires _____


Notary Public for Oregon
My Commission expires: 5/1/81

STATE OF OREGON)
) ss. August 18, 1977.
County of Klamath)

Personally appeared the above named Lawrence E. Plemons and Margeret Irene Plemons and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Reginald R. LeQuieu
Notary Public - Oregon
My Commission Expires _____

Reginald R. LeQuieu
Notary Public for Oregon
My Commission expires: 5/8/81

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 14th day
of Feb. A.D., 19 89 at 2:37 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 2811.
Evelyn Biehn County Clerk
By Dorlene Milledale

FEE \$23.00

Return to:
Farm Credit Service
900 Klamath Avenue
Klamath Falls, Oregon 97601