

99814

WARRANTY DEED

Vol. 789 Page 7684

KNOW ALL MEN BY THESE PRESENTS, That GEORGE R. CARTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANNY R. ALLEN & CYNTHIA L. ALLEN, husband & wife as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

see reverse

"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 and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$ 4,500.00. However, the actual consideration between the parties to this deed is \$ 0.00. The balance of the purchase price of \$ 4,500.00 shall be deemed to have been paid in full by the grantee to the grantor. See ORS 93.030.)

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 11 day of April, 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.

George R. Carter
George R. Carter

STATE OF CALIFORNIA, California)
County of SACRAMENTO)
April 11, 19 89 ss.

Personally appeared the above named George R. Carter

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

see reverse for notary

Before me:
(OFFICIAL SEAL) Notary Public for California
My commission expires:

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

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)
Notary Public for Oregon
My commission expires:

Carter
Park Place 1230 North St, Apt 225
Sacramento, CA 95814
GRANTOR'S NAME AND ADDRESS
Allen
Rt 2 Box 138
Bonanza, OR
GRANTEE'S NAME AND ADDRESS
After recording, return to:
Allen
above address
NAME, ADDRESS, ZIP
Allen
above address
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of
I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.
Witness my hand and seal of County
By Recording Officer
Deputy

The North one-third of Lot 10 in Block 3 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, being more particularly described as follows:

Beginning on the West line of Owens Street (formerly Front Street) at a point thereon distant 93 feet 4 inches North from the Southeast corner of said Lot 10; thence 46 feet 8 inches Northerly on Owens Street to the Northeast corner of said Lot 10; thence West on the North line of said Lot 10 to the Northwest corner of said Lot 10; thence South on the West line of said Lot 10, 46 feet 8 inches; thence East parallel with Wantland Avenue to the place of beginning.

Tax Account No: 3809 033CA 03700

STATE OF CALIFORNIA)
COUNTY OF Sacramento) ss.

On this 11 day of April 19 89, before me,
Patricia Stephenson

A Notary Public, State of California, duly commissioned and sworn,
personally appeared George R. Carter
known to me to be the person whose name subscribed to the within
instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my
official seal in the California County of Sacramento the day
and year in this certificate first above written.



Patricia Stephenson
Notary Public, State of California
My Commission Expires MARCH 12, 1993

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of May A.D. 19 89 at 2:54 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 7684.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. Nelson