

OK 4601 WARRANTY DEED—SURVIVORSHIP Vol. m89 Page 16265

KNOW ALL MEN BY THESE PRESENTS, That M. & D., INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL BLAINE CARSON and CLARA INES CARSON, husband and wife, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 7 Block 5 BELLA VISTA TRACT 1235, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except as set out on the reverse side 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If the consideration between the symbols @, if not applicable, should be deleted. See OES 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 10th day of July, 1989; 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.

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.

STATE OF OREGON, ss. County of Klamath, 19

M. & D., INC. Donald M. Ratliff, President Del Parks, Secretary STATE OF OREGON, County of Klamath, ss. July 10, 1989

Personally appeared Donald M. Ratliff and Del Parks 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 M. & D., Inc.

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: Ray Math (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 5-13-90

Personally appeared the above named and acknowledged the foregoing instrument voluntary act and deed. Before me: Ray Math Notary Public for Oregon My commission expires

M & D, INC. 228 North 7th Street Klamath Falls OR 97601 GRANTOR'S NAME AND ADDRESS Michael Blaine Carson and Clara Ines Carson GRANTEE'S NAME AND ADDRESS After recording return to: Michael Blaine Carson 1905 Pinecove Circle Anaheim CA 92807 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address: Michael Blaine Carson 1905 Pinecove Circle Anaheim CA 92807 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed. NAME TITLE By Deputy

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Conditions, Restrictions as shown on the recorded plat of Bella Vista Tract 1235.

Subject to rules and regulations of Fire Patrol District.

Reservations and restrictions as contained in Deed from Ralph L. Parker as Grantor to Donald D. Parker, as Grantee, recorded in Book 175 at Page 421, Deed Records of Klamath County, Oregon, including but not limited to the following: "There is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

Agreement, including the terms and provisions thereof:
Regarding: Boundary Line Agreement
Recorded: July 17, 1967
Book: M-67
Page: 5402

Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: August 14, 1987
Book: M-87
Page: 14651

As amended by instrument:
Recorded: April 15, 1988
Book: M-88
Page: 5869

As amended by instrument:
Recorded: August 18, 1988
Book: M-88
Page: 13393

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 30th day
of Aug. A.D. 19 89 at 10:52 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 16265.

Evelyn Blehn, County Clerk

By Debrae M. Nussle

FEE \$13.00