

1-1-71

8838

WARRANTY DEED

Vol. m89 Page 23723

KNOW ALL MEN BY THESE PRESENTS, That Verna Reed

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Allen B. Carter and Marguerite June Carter, 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:

Commencing at a point which lies east along the section line a distance of 388.5 feet and south a distance of 40 feet from the monument which marks the section corner common to Sections 1, 2, 11 and 12 of Township 41 south, Range 10 East of Willamette Meridian, Klamath County, Oregon, and extending thence east and parallel to the north line of said Section 12 and 40 feet southerly at right angles therefrom a distance of 143.5 feet; thence south to the north bank of Lost River; thence southwesterly, following the north bank of Lost River to a point which lies south of the point of beginning; thence north to the point of beginning, being a portion of Lot 2, Section 12, Township 41 South, Range 10 East of Willamette Meridian

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land

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 \$ 18,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. 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 18 day of Sept, 1975; 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.

Verna Reed

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
Sept 18, 1975

STATE OF OREGON, County of) ss.
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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:

Personally appeared the above named Verna Reed and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me: A. B. J.
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 4-11-76

Verna Reed
Box 387
Merrill, Oregon 97633
GRANTOR'S NAME AND ADDRESS
Allen B. & Marguerite June Carter
Box 426
Merrill, Oregon 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Allen B. & Marguerite June Carter
Box 426
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 8th day of Dec., 1989, at 3:27 o'clock P.M., and recorded in book M89 on page 23723 or as file/reel number 8838, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelendore Deputy

Fee \$8.00

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