

1-1-74

12213

WARRANTY DEED

Vol. m90 Page- 4514

KNOW ALL MEN BY THESE PRESENTS, That ALLEN B. CARTER and MARGUERITE J. CARTER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOST RIVER INVESTMENTS, INC., 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 second line a distance of 388.5 feet and south a distance of 40 feet from the monument which marks the second corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East, of the 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. 19,825.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$78,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE 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~~

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 14th day of January, 1976; 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.

(If executed by a corporation,
affix corporate seal)

Allen B. Carter
Marguerite J. Carter
Marguerite J. Carter

STATE OF OREGON,)
County of Klamath) ss.
January 19, 1976

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 _____

Personally appeared the above named Allen B. Carter and Marguerite J. Carter,
husband and wife,

and acknowledged the foregoing instrument to be _____
their _____ voluntary act and deed.

_____, 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 be-
half 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)(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires 4-29-78

Notary Public for Oregon

My commission expires:

Allen B. Carter & Marguerite J. Carter
P. O. Box 426
Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS

LOST RIVER INVESTMENTS, INC.

P. O. Box 426

Merrill, Oregon 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

LOST RIVER INVESTMENTS, INC.

P. O. Box 426 568

Merrill, Oregon 97633

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

LOST RIVER INVESTMENTS, INC.

P. O. Box 426 568

Merrill, Oregon 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
9th day of March, 1990,
at 3:09 o'clock P.M., and recorded
in book M90 on page 4514 or as
file/reel number 12213,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Melendore Deputy

Fee \$28.00

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