

13173

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 the grantor paid by LOST RIVER INVESTMENTS, INC., husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon being more particularly described as follows:  
Commencing at a point which lies East along the Section line a distance of 627 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 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 26 feet; thence South to the North bank of Lost River; thence Westerly, 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.

(If space insufficient, continue description on reverse side)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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.

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 \$1,000.00  
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 3rd day of April, 1990; 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.

Allen B. Carter

Allen B. Carter

Marguerite J. Carter

Marguerite J. Carter

STATE OF OREGON, County of

STATE OF OREGON,

County of Klamath  
April 3, 1990

Personally appeared the above named  
Allen B. Carter  
Marguerite J. Carter

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

Before me:  
Notary Public for Oregon  
My commission expires 10/11/93

Allen B. Carter & Marguerite J. Carter  
P.O. Box 568  
Merrill, Oregon 97633

Lost River Investments, Inc.  
P.O. Box 568  
Merrill, Oregon 97633

After recording return to:  
Lost River Investments, Inc.  
P.O. Box 568  
Merrill, Oregon 97633

Until a change is requested all tax statements shall be sent to the following address:  
Lost River Investments, Inc.  
P.O. Box 568  
Merrill, Oregon 97633

Personally appeared \_\_\_\_\_, 19\_\_\_\_ 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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)  
(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of April, 1990, at 10:43 o'clock A.M., and recorded in book/reel/volume No. M90 on page 6238 or as fee/file/instrument/microfilm/reception No. 13173. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mueller Deputy

Fee \$28.00