

13551

WARRANTY DEED

DANIEL L. CULP AND MARYLIN L. CULP, HUSBAND

KNOW ALL MEN BY THESE PRESENTS, That
AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NIC IVAN CARNES, MELVIN P. CARNES, AND MARGARET L. CARNES, NOT AS TENANTS IN COMMON BUT*, 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:

WITH THE RIGHT OF SURVIVORSHIP

Lot 5 in Block 12 of TRACT NO. 1026, THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 3909-011CD-00800

Assessors Key No. 556277

"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 those of record and apparent to 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 \$53,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 13th 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.

Daniel L. Culp
Daniel L. Culp

Marylin L. Culp
Marylin L. Culp

STATE OF OREGON, County of Klamath) ss.
April 13, 1990

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:

STATE OF OREGON, County of Klamath) ss.
April 13, 1990

Personally appeared the above named _____
Daniel L. Culp and
Marylin L. Culp

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

Before me: Judith L. Morgado
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-31-91

Daniel L. Culp
Marylin L. Culp

GRANTOR'S NAME AND ADDRESS

Nic Ivan Carnes and Melvin P. Carnes &
Margaret L. Carnes

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & L
2943 South Sixth St.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal S & L
2943 South Sixth St.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of April, 1990, at 2:29 o'clock P.M., and recorded in book M90 on page 6961 or as file/reel number 13551, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muller Deputy

Fee: \$28.00