

OK

14025

WARRANTY DEED

Vol. m90 Page 7692

KNOW ALL MEN BY THESE PRESENTS, That Nancy London, trustee of Nancy London Professional Corporation pension trust hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M.A. Carter

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:

The Easterly 4 feet of the Westerly 120 feet of Tract 1 INDEPENDENCE TRACTS in the County of Klamath, State of Oregon.

SUBJECT TO:

- (1) Conditions, restrictions as shown on the recorded plat of Independence Tracts.
- (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation
- (3) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per ordinance No. 31, recorded January 6, 1988

in Book M-88 agt rage 207

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 THOSE SHOWN ABOVE

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 \$ 400.00. However, the actual consideration consists of or includes other property or value given or promised, which is the whole 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 25th 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.

STATE OF OREGON,

County of Klamath4-25-90

PUBLIC

Personally appeared the above named

* * * Nancy London * * * *

* * * and acknowledged the foregoing instrument to be she voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/31/91

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 _____

_____, 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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M.A. CARTER5415 IndependenceKlamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

M.A. CARTER5415 IndependenceKlamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of April, 1990, at 2:10 o'clock P.M., and recorded in book/reel/volume No. M90 on page 7692 or as fee/file/instrument/microfilm/reception No. 14025, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Pauline M. Mullender Deputy

Fee \$28.00

'90 APR 25 PM 2 10