

27881

KNOW ALL MEN BY THESE PRESENTS, That
RUSSELL DEAN CARTERhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
FLOYD RAYMOND WARD, JR.the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 apparent upon the land, if any, as the date of this deed.

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 \$ 4,000.00

~~Notwithstanding to whomsoever the same may be conveyed, the property described in this instrument shall remain subject to the same conditions and covenants as are hereinbefore stated, and the same shall be deemed to be a part of the consideration for the same.~~

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 4 day of April, 1991;
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.

RUSSELL DEAN CARTER

STATE OF ~~OREGON~~ CALIFORNIA)
County of SACRAMENTO) ss.
April 4, 1991

Personally appeared the above named
RUSSELL DEAN CARTER

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

Before me:

Ingrid E. Martens
Notary Public for ~~Oregon~~ California
My commission expires: 3-1-93



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

RUSSELL DEAN CARTER
4537 PALM AVE. #3
SACRAMENTO, CA 95824

GRANTOR'S NAME AND ADDRESS
FLOYD RAYMOND WARD and JR.
P.O. BOX 692611
STOCKTON, CA 95269

GRANTEE'S NAME AND ADDRESS
FLOYD RAYMOND WARD and JR.
P.O. BOX 692611
STOCKTON, CA 95269

NAME, ADDRESS, ZIP

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

FLOYD RAYMOND WARD and JR.
P.O. BOX 692611
STOCKTON, CA 95269

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MTC NO: 25232-DN

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 NW1/4 of Section 22, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the centerline of a 60 foot roadway which point bears South 62 degrees 06' West a distance of 903.0 feet from the brass cap monument marking the N1/4 corner of said Section 22; thence North 89 degrees 44' West a distance of 522.04 feet, more or less, to the West line of said NE1/4 NW1/4 of Section 22; thence South along said West line a distance of 476.0 feet to a point; thence South 89 degrees 44' East a distance of 650.0 feet, more or less, to a point on the centerline of said 60 foot Roadway; thence Northwesterly along said centerline to the point of beginning, less Easterly 30 feet for road easement.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of April A.D., 19 91 at 10:30 o'clock A.M., and duly recorded in Vol. M91
of Deeds on Page 3235

Evelyn Biehn - County Clerk

FEE \$33.00

By Debra M. Mullen