

30251 00301

Vol. 91 Page 10648



#02036313

WARRANTY DEED

AFTER RECORDING RETURN TO:
DANNY R. ALLEN
CYNTHIA L. ALLEN

Rt 2 Box 138
Boonville, OR 97623

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UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

SARAH L. MELTON and RICKY O. CARTER, not as tenants in common but with full rights of survivorship hereinafter called GRANTOR(S), convey(s) to DANNY R. ALLEN AND CYNTHIA L. ALLEN, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....



"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Conditions, Restrictions as shown on the recorded plat of First Addition to the City of Klamath Falls. 2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 3) Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Grantor: Ricky O. Carter and Sarah L. Melton; Trustee: Aspen Title & Escrow, Inc.; Beneficiary: Garrison C. Mitchell; Dated on October 19, 1989 and recorded on November 14, 1989 in Book M-89 at page 21962. WHICH SAID TRUST DEED THE GRANTEE HEREIN IS ASSUMING AND PAYING ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$24,121.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12TH day of APRIL, 1991.

X Sarah L. Melton
SARAH L. MELTON

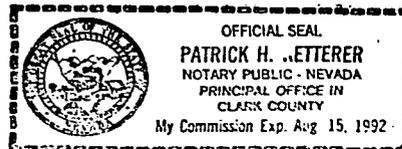
X Ricky O. Carter
RICKY O. CARTER

NEVADA
STATE OF ~~OREGON~~, County of CLARK)ss.

MAY 21, 1991, 1991

Personally appeared the above named SARAH L. MELTON AND RICKY O. CARTER and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: Patrick H. Ketterer
Notary Public for CLARK COUNTY NEVADA
My Commission Expires: AUG 15, 1991



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IN WITNESS WHEREOF, the grantor has executed this instrument this 12TH day of APRIL, 1991.

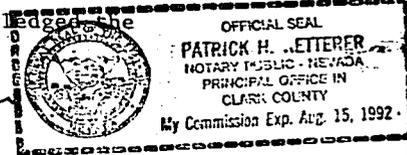
Sarah L. Melton
SARAH L. MELTON

STATE OF NEVADA, County of CLARK)ss.

MAY 21, 1991

Personally appeared the above named SARAH L. MELTON and acknowledged the foregoing instrument to be HER voluntary act and deed:

Before me: PATRICK H. KETTERER Patrick H. Ketterer
Notary Public for CLARK COUNTY NEVADA
My Commission Expires: AUG 15, 1991



Ricky O. Carter
RICKY O. CARTER

STATE OF TEXAS, County of Galveston)ss.

May 1, 1991.

Personally appeared the above named RICKY O. CARTER and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me: Carol A. Burch
Notary Public for Galveston County
My Commission Expires: 05-02-91

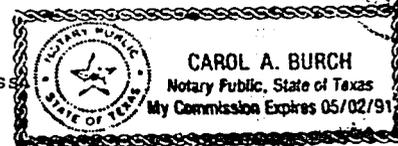


EXHIBIT "A"

PARCEL 1:

A portion of the Northerly and Westerly half of Lot 5, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the line between Lots 4 and 5, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 55 feet Southerly and Easterly from the East line of Gerlings Street; thence Northerly and Westerly along the line between Lots 4 and 5 in Block 1, FIRST ADDITION, to the East line of Gerlings Street; thence South to the Northerly and Easterly line of Seventh Street; thence Southerly and Easterly along the Northerly and Easterly line of Seventh Street 58 feet; thence Northerly and Easterly across Lot 5, Block 1, FIRST ADDITION to the point of beginning.

PARCEL 2:

Lot 4, EXCEPT the Southerly 90 feet in Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29CD TL 7700
CODE 1 MAP 3809-29CD TL 8000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 6th day
of June A.D., 19 91 at 10:41 o'clock A M., and duly recorded in Vol. M91,
of Deeds on Page 10648.
Evelyn Biehn County Clerk
By Pauline K. Kuebler

FEE \$38.00