

30251 01301

**Aspen**

TITLE &amp; ESCROW, INC.

#02036313

WARRANTY DEED

Vol. 91 Page 10648

AFTER RECORDING RETURN TO:

DANNY R. ALLEN

CYNTHIA L. ALLEN

Rt 2 Box 138  
Bonanza, OR 97023

 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.

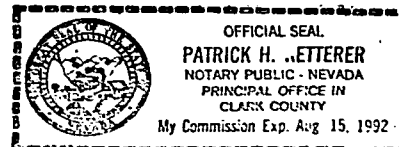
 X Sarah L. Melton  
 SARAH L. MELTON

 X Ricky O. Carter  
 RICKY O. CARTER

 NEVADA  
 STATE OF ~~NEVADA~~, 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  
Notary Public for CLARK COUNTY NEVADA  
My Commission Expires: AUG 15, 1991



OFFICIAL SEAL  
PATRICK H. KETTERER  
NOTARY PUBLIC - NEVADA  
PRINCIPAL OFFICE IN  
CLARK COUNTY  
My Commission Exp. Aug. 15, 1992.

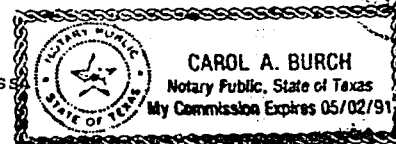
Ricky O. Carter  
RICKY O. CARTER

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



CAROL A. BURCH  
Notary Public, State of Texas  
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

10650

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. Kiehl

FEE \$38.00