

MOUNTAIN TITLE COMPANY

71591

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TAMI JO CARTER

Vbl. 1993 Page 30753

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD T. LAWLESS and MARLENE LAWLESS, husband and wife LEWIS E. LAWLESS hereinafter called 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 thereto 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

\*\*\* ALL WITH RIGHTS OF SURVIVORSHIP

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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY

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

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 \$ 300,000.00

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.

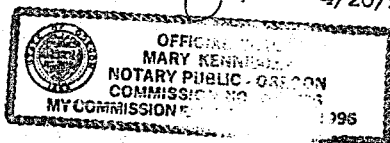
In Witness Whereof, the grantor has executed this instrument this 18 day of November, 19 93 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath )  
November 18, 1993 ) ss.

Personally appeared the above named  
TAMI JO CARTER

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

Before me: Mary Keneally  
Notary Public for Oregon  
My commission expires: 4/20/96



STATE OF OREGON, County of \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

TAMI JO CARTER  
P.O. Box 441  
Klamath Falls, OR 97626  
GRANTOR'S NAME AND ADDRESS

DONALD T. LAWLESS, MARLENE LAWLESS and LEWIS E. LAWLESS  
PO BOX 1328  
GRANTS PASS, OR 97526  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
DONALD T. LAWLESS, MARLENE LAWLESS and LEWIS E. LAWLESS  
PO BOX 1328  
GRANTS PASS, OR 97526  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
DONALD T. LAWLESS, MARLENE LAWLESS and LEWIS E. LAWLESS  
PO BOX 1328  
GRANTS PASS, OR 97526  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ as file/reel number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

## LEGAL DESCRIPTION

## PARCEL 1

Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 31: S1/2 S1/2 N1/2 NE1/4, S1/2 NE1/4, SE1/4 and that portion of the S1/2 N1/2 SE1/4 NW1/4, S1/2 SE1/4 NW1/4, N1/2 SW1/4 and the SE1/4 SW1/4 lying East of the Sprague River.

Section 32: That portion of the S1/2 SW1/4 lying West of the Sprague River.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: Lot 4, SW1/4 NW1/4 and that portion of Lot 3 and the SE1/4 NW1/4 lying West of Sprague River.

Section 6: Lots 1 and 2, S1/2 NE1/4

## PARCEL 2

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 6: That portion of Lot 3, SE1/4 NW1/4 and the NE1/4 SW1/4 lying East of the Sprague River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 19th day  
of Nov. A.D. 19 93 at 3:57 o'clock P M., and duly recorded in Vol. N93  
of Deeds on Page 30753

FEE \$35.00

Evelyn Biehn County Clerk  
By Annette Mueller