

79815

04-27-94P01:18 RCVD MOUNTAIN TITLE COMPANY

Vol 94 Page 12644

WARRANTY DEED

MTC 32150-KR

KNOW ALL MEN BY THESE PRESENTS, That GARY KLEGSETH and DENISE L. KLEGSETH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. CARLETON, 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 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY 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 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 \$ 80,000.00

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.

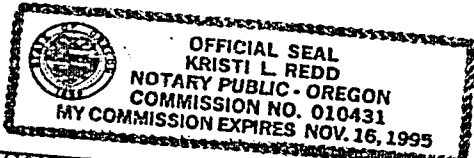
In Witness Whereof, the grantor has executed this instrument this 27th day of April, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath) ss.
April 27, 19 94

Personally appeared the above named
GARY KLEGSETH
DENISE L. KLEGSETH

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/94



GARY KLEGSETH AND DENISE L. KLEGSETH
23023 MERRILL PIT RD/PO BOX 252
MERRILL, OR 97633

GRANTOR'S NAME AND ADDRESS
JAMES A. CARLETON
P.O. BOX 774
Merrill OR 97633

GRANTEE'S NAME AND ADDRESS
JAMES A. CARLETON
P.O. BOX 774
Merrill OR 97633

NAME, ADDRESS, ZIP
JAMES A. CARLETON
P.O. BOX 774
Merrill OR 97633

NAME, ADDRESS, ZIP

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 _____
My commission expires: _____ (SEAL)

STATE OF OREGON, County of _____ ss.

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

MOUNTAIN TITLE COMPANY

32750-KR

LEGAL DESCRIPTION

A tract of land situated in TRACT 18, MERRILL TRACTS Subdivision in the SW 1/4 SE 1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin located North 00 degrees 25' West a distance of 125.00 feet and West a distance of 120.00 feet from the one-half inch iron pin marking the Southeast corner of Block 3, Hodges Addition to Merrill; thence West parallel with the South line of said Tract 18 Merrill Tracts, a distance of 120.00 feet to a one-half inch iron pin; thence North 00 degrees 25' West a distance of 125.00 feet to a one-half inch iron pin on the Westerly extension of the South line of Third Street, Hodges Addition to Merrill; thence East along said line a distance of 120.00 feet to a one-half inch iron pin; thence South 00 degrees 25' East a distance of 125.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 27th day
of April A.D., 19 94 at 1:18 o'clock P M., and duly recorded in Vol. M94
of deeds on Page 12644.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Miller