

81592

05-25-94A11:13 RCVD

WARRANTY DEED

Volm94 Page 16527

KNOW ALL MEN BY THESE PRESENTS, That Albert B. King

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Viki L. Carter

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 7, Township 36 South, Range 13
East of the Willamette Meridian, in the County of Klamath,
State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except items of record common to the area and commonly accepted.

grantor will warrant and forever defend the 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 \$5,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of May, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

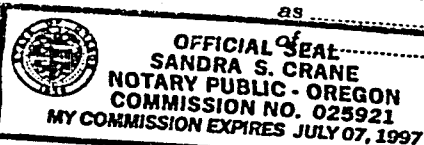
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Albert B. King

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 24, 1994, by ALBERT B. KING ss.

This instrument was acknowledged before me on May 24, 1994, by as



Sandra S. Crane

My commission expires 7/7/97 Notary Public for Oregon

Grantor's Name and Address

Albert B. King
1318 Rosario St.
Davis, Calif. 95616

Grantee's Name and Address

Viki L. Carter
P. O. Box 322
Beatty, Oregon 97621

After recording return to (Name, Address, Zip):
Same as Grantee

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of May, 1994, at 11:13 o'clock A.M., and recorded in book/reel/volume No. M94 on page 16527 and/or as fee/file/instrument/microfilm/reception No. 81592, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Paula Hillen Deputy

Fee \$30.00