

MTC 32793 MK
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM L. CARTER and BURTA L. CARTER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. SMELTZER JR. and CATHERINE L. SMELTZER, husband and wife, 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:

Lot 4 in Block 9 of Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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."

AND TO DETERMINE ANY

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 and that 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 \$ 56,000.00

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 12 day of June, 1994; 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.
June 6, 1994

Personally appeared the above named

WILLIAM L. CARTER

BURTA L. CARTER

WILLIAM L. CARTER

BURTA L. CARTER

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

Before me:

Notary Public for Oregon

My commission expires: 12/6/96

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

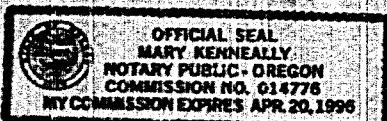
_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)



WILLIAM L. CARTER and BURTA L. CARTER

GRANTEE'S NAME AND ADDRESS

GARY L. SMELTZER JR. and CATHERINE L. SMELTZER

4925 MEMORIE LANE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

GARY L. SMELTZER JR. and CATHERINE L. SMELTZER

4925 MEMORIE LANE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Grant a change to recipient all but recipients shall be void in the following manner:

GARY L. SMELTZER JR. and CATHERINE L. SMELTZER

4925 MEMORIE LANE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 8thday of June, 1994,at 9:15 o'clock A. M., and recordedin book M94 on page 17872 or asfiled number 82365,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muehlenberg Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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