

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
LLOYD S. CARR and BETTY M. CARR, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DANIEL C. RIDGEWAY and KATHLEEN L. RIDGEWAY, 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:  
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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 240,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 240,000.00 and the 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.~~

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 10 day of September, 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.  
September 10, 1994

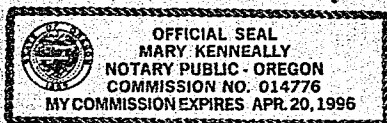
Personally appeared the above named  
LLOYD S. CARR  
BETTY M. CARR

Lloyd S. Carr  
LLOYD S. CARR  
Betty M. Carr  
BETTY M. CARR

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

Before me:

Mary Kenneally  
Notary Public for Oregon  
My commission expires: 4/20/96



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)

LLOYD S. CARR and BETTY M. CARR  
P.O. BOX 1443  
KAMIAH, ID 83536

## GRANTOR'S NAME AND ADDRESS

DANIEL C. RIDGEWAY and KATHLEEN L. RIDGEWAY  
P.O. BOX  
SPRAGUE RIVER, OR

## GRANTEE'S NAME AND ADDRESS

After recording return to:

DANIEL C. RIDGEWAY and KATHLEEN L. RIDGEWAY  
P.O. BOX  
SPRAGUE RIVER, OR

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

DANIEL C. RIDGEWAY and KATHLEEN L. RIDGEWAY  
P.O. BOX  
SPRAGUE RIVER, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

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

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1**

All that portion of Government Lots 13, 14, 15, 19, 20, 21, 22, 27, 28, 29 and 30, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Easterly of the tract line of that certain subdivision known as "First Addition to Nimrod River Park" as same is shown on map recorded December 28, 1964, and amended by Order of Vacation issued by the Klamath County board of Commissioners and recorded on January 20, 1966 in Volume M66, page 574 and 575, Deed Records of Klamath County, Oregon, and as further amended by Deed to Klamath for roadway purposes (said deed creating cul-de-sacs at ends of truncated Modoc Street and Cherokee Street) recorded in Volume M66 page 302, Deed Records of Klamath County, Oregon.

EXCEPTING therefrom that portion deeded to the County of Klamath for Park purposes by Deed recorded on March 4, 1966, in Volume M66 page 1845, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that land lying between Lots 1, 2 and 3 of Block 6, First Addition to Nimrod River Park and the Northerly bank of Sprague River.

## **PARCEL 2**

Lot 16, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and portion of Lot 9, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of the thread of Sprague River, Klamath County, Oregon.

## **PARCEL 3**

Government Lots 25, 26, 31 and 32 in Section 12, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

## **PARCEL 4**

Lots 1 and 2 in Block 3 of FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day  
of Sept A.D., 19 94 at 9:36 o'clock A M., and duly recorded in Vol. M94,  
of Deeds on Page 28890.

FEE \$35.00

Evelyn Biehn, County Clerk  
By Pauline Mulvender