

MTC 33864-JW

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOANNA KAY WESTIN SMITH and BRIAN C. SMITH, as tenants by the entirety, as to an undivided 33 1/3 interest and RUDY D. WESTIN and*** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN M. CARSON and HENRIETTA JO ANNE CARSON, 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:
**DIANE M. WESTIN, as tenants by the entirety, as to an undivided 66 2/3 interest, EACH UNDIVIDED INTEREST BEING HELD IN TENANCY IN COMMON
Also known as DIANNE M. WESTIN
Lot 29, Block 310, DARROW ADDITION, 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."

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 \$ 31,000.00
~~However, the amount of consideration paid for this transfer, stated in terms of dollars, is \$ 31,000.00. The grantor hereby covenants to and with the 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 9th day of SEPTEMBER, 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, TEXAS)
County of FORT BEND) ss.
SEPTEMBER 9, 1994

Joanna Kay Westin Smith
JOANNA KAY WESTIN SMITH
BRIAN C. SMITH
RUDY D. WESTIN
DIANNE DIANE M. WESTIN
D.M.W.

Personally appeared the above named
Joanna Kay Westin Smith and
BRIAN C. SMITH.

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

Before me, Lisa O. Garcia, Notary Public for Oregon, TEXAS, My commission expires: June 1, 1996

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)

JOANNA KAY WESTIN SMITH AND BRIAN C. SMITH
3038 THE HIGHLAND DRIVE
SUGARLAND, TX 77478
GRANTOR'S NAME AND ADDRESS

STEVEN M. CARSON & HENRIETTA JO ANNE CARSON
13967 Hill Road
Klamath Falls Or 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
STEVEN M. & HENRIETTA JOANNE CARSON
13967 Hill Road
Klamath Falls Or 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
STEVEN M. & HENRIETTA JO ANNE CARSON
13967 Hill Road
Klamath Falls Or 97601
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

28896

STATE OF OREGON,

County of BENTON

} ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 12th day of SEPTEMBER, 19 94,
before me, the undersigned a Notary Public in and for the State of Oregon, personally appeared the within
named DIANNE MARIE WESTIN & RUDY DAVID WESTIN

known to me to be the identical individual S. described in and who executed the within instrument and
acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Sharon Lee Eikleberry
Notary Public for Oregon
My commission expires 11-15-1996

County of Benton State of 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 28895.

FEE \$35.00

Evelyn Biehn - County Clerk
By Pauline Millersdale