



1-47305

# STATUTORY WARRANTY DEED (Individual or Corporation)

MELVIN L. WALTER AND MYRTICE WALTER

conveys and warrants to DONALD H. CARTER AND CHRISTINE L. CARTER, HUSBAND AND WIFE, Grantor,  
the following described real property in the County of KLAMATH and State of Oregon.

The E½W½SW¼ and E½W½SW¼ and E½SW¼ and SW¼SE¼ of Section 33, Township 35 South,  
Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 60 foot wide easement for road along the northerly boundaries  
of the NW¼SE¼ and the NE¼SE¼ of Section 33, Township 35 South, Range 12 East  
of the Willamette Meridian, Klamath County, Oregon, as set forth in Deeds  
recorded November 9, 1966 in Volume M66 page 11648; and recorded November 1, 1966  
in Volume M66 page 11455, Deed records of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS  
OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION  
AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 20,000.00 (Here comply with the requirements of ORS 93.030\*).

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 LAND SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.

DATED this 28th day of November 19 94 If a corporate grantor, it has caused its name to be signed by  
resolution of its board of directors.

Melvin L. Walter  
MELVIN L. WALTER

Myrtice Walter  
MYRTICE WALTER

Oregon  
STATE OF OREGON, County of Marion  
The foregoing instrument was acknowledged before  
this 28 day of November 19 94  
by MARY J. NICELY

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires \_\_\_\_\_  
OFFICIAL SEAL  
MARY J. NICELY  
NOTARY PUBLIC, STATE OF OREGON  
MARION COUNTY  
My Comm. Expires March 25, 1995

After recording return to:  
Donald H. & Christine L. Carter  
4423 Shasta Way  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Donald H. Carter & Christine L. Carter  
4423 Shasta Way  
Klamath Falls, OR 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co

on this 2nd day of Dec A.D. 19 94  
at 3:51 o'clock P.M. and duly recorded  
in Vol. M94 of Deeds Page 36922

Evelyn Biehn County Clerk

By Pauline M. Munn  
Deputy.

Fee, \$30.00