

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

SUE SANDSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GILBERT J. CARPENTER and STEPHANIE K. CARPENTER, HUSBAND AND WIFE, as to an undivided 2/3**, 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:

**interest, and MARTA C. KOLLMAN, as to an undivided 1/3 interest

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART 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 \$ 167,000.00

However, the above consideration shall not be deemed to be the full and true consideration for the property described herein, but shall be deemed to be the full and true consideration for the property described herein, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the 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 12 day of December, 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.

Colorado
STATE OF OREGON
County of Boulder
Dec. 12, 19 94 ss.

X SUE SANDSON
SUE SANDSON

Personally appeared the above named

SUE SANDSON

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

Before me:

Elizabeth A. Buck
Notary Public for Oregon

My commission expires: 06-19-98

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)

SUE SANDSON

1965 RIVERSIDE DRIVE

BOULDER, CO 80305

GRANTOR'S NAME AND ADDRESS

GILBERT, STEPHANIE CARPENTER & MARTA C.

1300 MAIN STREET

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GILBERT, STEPHANIE CARPENTER & MARTA C.

1300 MAIN STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

GILBERT, STEPHANIE CARPENTER & MARTA C.

1300 MAIN STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

KOLLMAN

SPACE RESERVED

FOR
RECORDERS USE

KOLLMAN

KOLLMAN

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

37727

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

A parcel of property located in a portion of Lots 9 and 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42, of said Buena Vista Addition, if projected across Front Street and Easterly 80.00 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 149.8 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 90.00 feet of the above described property.

PARCEL 2:

A parcel of property located in a portion of Lot 9, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, where the lot line common to Lots 3 and 4, Block 42 of said Buena Vista Addition, if projected across Front Street and Easterly 139.80 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 90.00 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northeasterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 45.00 feet of the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
of Dec A.D., 19 94 at 10:34 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 37726

FEE \$35.00

Evelyn Biehn
By Pauline Biehn County Clerk