

# KLAMATH COUNTY TITLE COMPANY

K-48413-S

## STATUTORY WARRANTY DEED (Individual or Corporation)

\_\_\_\_\_  
THERESA G. GANONG

\_\_\_\_\_, Grantor,  
conveys and warrants to STEVE CARSON AND JOANNE CARSON, husband and wife  
\_\_\_\_\_, Grantee,  
the following described real property in the County of Klamath and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

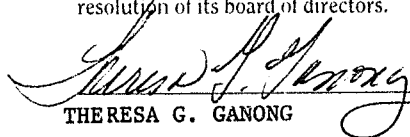
'96 MAR 27 AIO:53

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 \$ 40,000.00 (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 LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 25th day of March 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

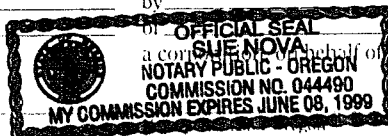
  
\_\_\_\_\_  
THERESA G. GANONG

### CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath )ss.  
The foregoing instrument was acknowledged before me  
this 27th day of March 19 96  
by Theresa G. Ganong

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: June 8, 1999



\_\_\_\_\_  
a corporation, on behalf of the corporation.  
My commission expires: \_\_\_\_\_

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
**Steve and Joanne Carson**  
13967 Hill Road  
Klamath Falls OR 97603

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
**Same**

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

A tract of land situated in Tracts 13 and 14 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and a portion of vacated Bristol Avenue, being in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Washburn Way (said right of way as shown on recorded survey no. 4918) from which the Southeast corner of said Tract 14 bears S00°06'50" E 144.05 feet and N 89°37'34" E 1197.55 feet; thence N 03°06'50" W, along said Easterly right of way line, 521.63 feet to the intersection with the center line of Vacated Bristol Avenue; thence N89°58'02" E 404.17 feet; thence S 34°36'07" W 657.36 feet to the point of beginning, with bearings based on the recorded survey of said Property Line Adjustment No. 2-96.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 27th day  
of March A.D., 19 96 at 10:53 o'clock A M., and duly recorded in Vol. M96,  
of Deeds on Page 8444.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By *C. J. Russell*

K-48413