

KLAMATH COUNTY TITLE COMPANY

K-49733-D STATUTORY WARRANTY DEED (Individual or Corporation)

RICHARD A. DOODY

conveys and warrants to

STEVE V. CARTER

, Grantor.

The following described real property in the County of KLAMATH and State of Oregon.

Tracts 25 and 26, Block 4, Tract No. 1021, Williamson River Knoll, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER with an undivided 2/80th interest in and to the following described property situated in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon: The Easterly 60 feet of that portion Government Lots 40, 41, 44 and 45 lying South of the Williamson River Knoll Subdivision and North of the Williamson River.

SUBJECT TO:

1. Trust Deed, including the terms and provisions thereof, recorded June 27, 1995 in Volume M95 page 16838, Mortgage records of Klamath County, Oregon in favor of Carl B. Thornton, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.
2. Grantee agrees to assume a portion of the 1995-96 unpaid taxes.

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 \$ 11,514.35 (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 LAWS/SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

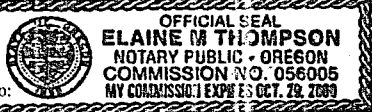
DATED this 24 day of September 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Richard A. Doody
RICHARD A. DOODY

STATE OF OREGON, County of Lane ss.
The foregoing instrument was acknowledged before me
this 3rd day of October 19 96
by Richard A. Doody

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



After recording return to:

Steve V. Carter
7569 Balsam Dr.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Same as above

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title
on this 4th day of October A.D., 19 96
at 10:32 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 31544
Bernetha G. Letsch, County Clerk
By Robert Ross

Fee, \$30.00

Deputy.