

1-1-74

51104

WARRANTY DEED

Vol. 78 Page 14274 STEVENS & SONS, INC., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That JACK H. MECUM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JASPER O. TERRELL AND BULAH R. TERRELL, 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, that 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:

BEGINNING AT AN IRON PIN ON THE EAST LINE OF KURTZ ROAD, SAID POINT BEING S 88°13' 49" W A DISTANCE OF 1289.54 FEET AND N 00°13'32" E A DISTANCE OF 369.52 FEET FROM THE EAST 1/4 CORNER OF SAID SEC. 16; THENCE N 00°13'32" E ALONG THE EAST LINE OF KURTZ ROAD A DISTANCE OF 361.30 FEET TO AN IRON PIN; THENCE EAST A DISTANCE OF 602.13 FEET TO AN IRON PIN; THENCE SOUTH A DISTANCE OF 361.30 FEET TO AN IRON PIN; THENCE WEST A DISTANCE OF 603.55 FEET TO THE POINT OF BEGINNING. SITUATED IN THE SE 1/4 NE 1/4 OF SEC. 16, T23S, R10 EWM, KLAMATH COUNTY, OREGON. SURVEY NO. 1118 AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances SUBJECT TO EASEMENTS, RIGHT OF WAYS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD

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 \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 13th day of June, 1978; 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.

(If executed by a corporation, affix corporate seal)

JACK H. MECUM

STATE OF OREGON, Lane County of Deschutes ss. June 13, 1978

Personally appeared the above named JACK H. MECUM

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires June 19, 1980

STATE OF OREGON, County of ss. 19

Personally appeared and who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

JACK H. MECUM

3900 COBURG ROAD SP. # 3 EUGENE, OREGON 97401

GRANTOR'S NAME AND ADDRESS

JASPER O. TERRELL ET UX 2353 SE 112TH PORTLAND, OREGON 97216

GRANTEE'S NAME AND ADDRESS

After recording return to:

CASCADE REALTY

P.O. BOX 416

LAPINE, OREGON 97739

NAME, ADDRESS, ZIP

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

JASPER O. TERRELL ETU X 2353 SE 112TH

PORTLAND, OREGON 97216

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of July, 1978, at 11:43 o'clock A.M., and recorded in book M78 on page 14274 or as file/reel number 51104, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. Milne

By Bernetha Ketchum Recording Officer Deputy

Fee \$3.00