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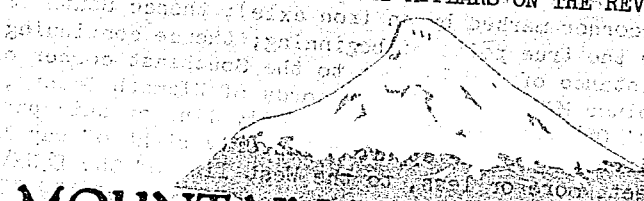
WARRANTY DEED

Vol. 1785 Page 4254

KNOW ALL MEN BY THESE PRESENTS, That ORMAND F. MARKS and HENRIETTA D. MARKS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. BORING and CAROL V. BORING, husband and wife 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:

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SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



# MOUNTAIN TITLE COMPANY INC.

(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 EXCEPT AS SHOWN on the reverse of this deed and those of record and apparent upon the land if any as of the date of this deed

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 \$ 69,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22 day of March, 1985, 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)

Ormand F. Marks  
Henrietta D. Marks  
STATE OF OREGON, County of Klamath ) ss.  
March 22, 1985

STATE OF OREGON, County of Klamath ) ss.  
March 22, 1985

Personally appeared the above named Ormand F. Marks and Henrietta D. Marks

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

(OFFICIAL SEAL)

Before me, J. A. Steele

Notary Public for Oregon

My commission expires: 9/13/85

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 \_\_\_\_\_, a corporation, 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)

ORMAND F. & HENRIETTA D. MARKS

GRANTOR'S NAME AND ADDRESS

ROBERT L. BORING & CAROL V. BORING  
3321 Vale Rd.  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

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

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

## DESCRIPTION

4255

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the corner common to Sections 5, 6, 7 and 8 of said Township and Range bears North 49° 02' 09" East a distance of 1145.00 feet (said section corner marked by an iron axle); thence South 02° 36' 50" West 650.69 feet to the true point of beginning; thence continuing South 02° 36' 50" West a distance of 159.75 feet to the Southeast corner of parcel described in Deed Volume M77, page 1272, records of Klamath County, Oregon; thence North 89° 44' 05" West along the Southerly line of said parcel of Booth Road; thence 30 feet, more or less, to the West line of way line said Section 7; thence Northerly along said West line a distance of 159.75 feet, more or less, to a point which bears West of the point of beginning; thence East to the point of beginning.

SAVING AND EXCEPTING THEREFROM a strip of land 30 feet wide along the West side thereof conveyed to Klamath County, Oregon, by deed recorded September 18, 1961, Volume 332, page 287, Deed Records of Klamath County, Oregon.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of Pine Grove Irrigation District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Right of way for power line, including the terms and provisions thereof, given by Jesse A. Richardson aka J. A. Richardson and Amelia Ann Richardson, husband and wife, to the California Oregon Power Company, a California corporation dated February 15, 1956, recorded February 20, 1956 in Volume 281, page 130, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: January 10, 1978  
 Recorded: January 10, 1978  
 Volume: M78, page 621, Microfilm Records of Klamath County, Oregon  
 Amount: \$42,500.00  
 Mortgagor: Ormand F. Marks and Henrietta D. Marks, husband and wife  
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

The Grantees as they appear on the reverse of this deed agree to assume said Mortgage and to pay said Mortgage in full.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record  
 this 22nd day of March A.D. 19 85 at 9:36 o'clock A.M., and  
 duly recorded in Vol. M85, of Deeds on Page 4254.

EVELYN BIEHN, County Clerk  
 By Evelyn A. Biehn

Fee \$9.00