

49092

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

MTC#14923-P
Vol. 185 Page 7722

KNOW ALL MEN BY THESE PRESENTS, That
GARY J. TERPENING and LINDA M. TERPENING, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARGARET ANN
COURTICE, a divorced woman
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 36 South, Range 12 East of the Willamette Meridian,
Klamath County, Oregon.
TOGETHER WITH a non-exclusive easement over the East 60' of Government Lot 2 lying South
of Highway 140, the East 60' of Government Lot 3 and the East 60' of the North $\frac{1}{2}$ of
Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette
Meridian, for ingress and egress to and from the subject property.

MOUNTAIN TITLE COMPANY INC.

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 \$ 65,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 May, 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)

Gary J. Terpening
Gary J. Terpening

Linda M. Terpening
STATE OF OREGON, County of Klamath, ss.
5/22, 1985

Personally appeared

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 be-
half 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: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

GARY J. & LINDA M. TERPENING

GRANTOR'S NAME AND ADDRESS

MARGARET ANN COURTICE

Star Rt. #5

Beatty OR 97621

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE CO. INC.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath, ss.

I certify that the within instru-
ment was received for record on the
day of May, 1985,

at 10 o'clock P.M., and recorded
in book 185 on page 7722 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

SUBJECT TO:

7723

1. An easement created by instrument, including the terms and provisions thereof,
Dated: November 30, 1973
Recorded: December 6, 1973
Volume: M73, page 15786, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission line
2. 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 27, 1978
Recorded: January 27, 1978
Volume: M78, page 1725, Microfilm Records of Klamath County, Oregon
Amount: \$40,900.00
Mortgagor: Gary J. Terpening and Linda M. Terpening, husband and wife
Mortgagee: State of Oregon, Department of Veterans' Affairs (M80855)
The grantee appearing on the reverse of this deed, agrees to assume
said Mortgage and to pay said Mortgage in full.
3. An easement created by instrument, including the terms and provisions thereof,
Dated: April 16, 1984
Recorded: August 8, 1984
Volume: M84, page 13354, Microfilm Records of Klamath County, Oregon
In favor of: Telephone Utilities of Eastern Oregon, Inc.
For: Underground telephone facilities

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 23rd day of May A.D. 19 85 at 4:03 o'clock P.M., and
duly recorded in Vol. M85, of Deeds on Page 7722.

By EVELYN BIEHN, County Clerk

Fee: \$9.00