

WARRANTY DEED

51910

MT-15318P

KNOW ALL MEN BY THESE PRESENTS, That RALPH CORLISS and JUNE CORLISS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE R. AWREY and TERESA M. AWREY, 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:

The N<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.



# 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 said grantee is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed, and those shown on the reverse of this deed,

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 \$ 23,000.00.

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 sentences 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 8th day of August, 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.

*Ralph Corliss*  
Ralph Corliss  
*June Corliss*  
June Corliss

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath }  
8/8, 1985

STATE OF OREGON, County of \_\_\_\_\_, 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: \_\_\_\_\_

Personally appeared the above named Ralph Corliss & June Corliss and acknowledged the foregoing instrument to be their voluntary act and deed.  
*Emilia J. Sauer*  
Emilia J. Sauer  
Notary Public for Oregon  
My commission expires: 8/16/88

RALPH CORLISS & JUNE CORLISS

GRANTOR'S NAME AND ADDRESS

DALE R. AWREY & TERESA M. AWREY  
P.O. Box 669  
Chiloquin OR 97624

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.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in Land Status Report, recorded November 25, 1958 in Deed Volume 306, page 712, Deed Records of Klamath County, Oregon.
5. An easement created by instrument, including the terms and provisions thereof  
Recorded: March 21, 1960  
Volume: 319, page 561, Deed Records of Klamath County, Oregon  
In favor of: Pacific Gas Transmission Company, a California corporation  
For: Ingress to and egress from pipeline lying Northeasterly of said land
6. Subject to an easement including the terms and provisions thereof, as set forth in Deed recorded September 14, 1970 in Volume M70, page 8052, Microfilm Records of Klamath County, Oregon, lying along the Westerly 30 feet.
7. Subject to the reservations of a joint user roadway including the terms and provisions thereof, as disclosed in Deed recorded December 29, 1976 in Volume M76, page 20743, Microfilm Records of Klamath County, Oregon, lying along the Northerly 30 feet.

"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 at request of \_\_\_\_\_ the 8th day  
of August A.D., 19 85 at 3:37 o'clock P.M., and duly recorded in Vol. M85,  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 12550.

FEE \$9.00

Evelyn Biehn, County Clerk  
By [Signature]