



WARRANTY DEED - INDIVIDUAL

32716

AFTER RECORDING RETURN TO:
CARRIE L. EUDY, A MARRIED PERSON

P.O. Box 207
Bonanza, Oregon 97023

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARIE TERPENING hereinafter called grantor, convey(s) to CARRIE
L. EUDY, A MARRIED PERSON, hereinafter called Grantee, all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

see attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Easement for utilities over and across the premises formerly
included within the boundaries of East Bonanza now vacated, if
any such exist.
2. Rights of the public in and to any portion of the herein
described premises lying within the boundaries of roads or
highways.
3. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Horsefly Irrigation District.
4. Conditions, restrictions as shown on the recorded plat of
East Bonanza.
5. Conditions, and restrictions, including the terms and
provisions thereof in:
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"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except set out above.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$29,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of October, 1988.

Marie Terpening
MARIE TERPENING

Continued on next page

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STATE OF OREGON, County of KLAMATH)ss.

OCTOBER 25, 1988.

Personally appeared the above named MARIE TERPENING and
acknowledged the foregoing instrument to be HER voluntary act
and deed
Before me, Sandra Handsaker
Notary Public for OREGON
My Commission Expires: 7-23-89

EXHIBIT "A"

PARCEL 1:

Beginning at a point on the Southerly line of Morine Avenue as shown on the duly recorded plat of the Townsite of East Bonanza, Oregon (said Townsite being sometimes called Shook's Addition to Bonanza), said point being 90 feet East of the intersection of the South line of said Morine Avenue with the Easterly line of West Avenue as shown in the Townsite of East Bonanza, running thence Southeasterly in a straight line 213 feet, more or less, to a point on the Northerly boundary of the Beatty-Bonanza Market Road, 120 feet Easterly along said Northerly boundary line from its intersection with the Easterly boundary line of West Avenue in East Bonanza, Oregon; thence Southwesterly along the Northerly boundary line of the Beatty-Bonanza Market Road 120 feet to its intersection with the Easterly boundary line of said West Avenue; thence North along the Easterly boundary of West Avenue 265 feet, more or less, to its intersection with the South line of said Morine Avenue; thence East along the South boundary of Morine Avenue 90 feet to the place of beginning, said land being a portion of Block 25, East Bonanza, Oregon.

PARCEL 2:

Beginning at a point on the Southerly line of Morine Avenue as shown on the duly recorded plat of the Townsite of East Bonanza, Oregon, (said Townsite being sometimes called Shook's Addition to Bonanza), said point being 90 feet East of the intersection of the South line of said Morine Avenue with the Easterly boundary line of West Avenue as shown on the Townsite of East Bonanza; running thence East along the South line of said Morine Avenue 114 feet; thence South parallel with the East line of said West Avenue a distance of 173 feet, more or less, to its point of intersection with the Northerly boundary line of the Beatty-Bonanza Market Road; thence Southwesterly along the Northerly line of the Beatty-Bonanza Market Road 118 feet, more or less, to a point which is the Southeasterly corner of a certain tract heretofore conveyed by a deed; thence in a straight line 213 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Oct. A.D., 19 88 at 11:09 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 18068

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline MacLennan