

TC

41278

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Charles Terranova, Jr. and Marylou Terranova, Husband & Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath County, A Political Subdivision of the State of Oregon, 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:

A parcel of land located in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$  of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, for road purposes; being more particularly described as follows:

Beginning at a 5/8" iron pin which bears South 89 degrees 31' 44" East, 320 feet and North 00 degrees 28' 16" East, 30.00 feet from the Southwest corner of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 31' 44" West, 289.77 feet parallel with and 30.00 feet from the South line of said Section 34 along the existing North right of way line of I.O.O.F. Cemetery Road to 5/8" iron pin; thence North 00 degrees 54' 46" East, 274.77 feet along the Easterly right of way line of I.O.O.F. Cemetery Road to a 5/8" iron pin; thence South 18 degrees 28' 36" East, 130.96 feet to a 5/8" iron pin; thence South 48 degrees 17' 23" East, 125.78 feet to a 5/8" iron pin; thence South 65 degrees 13' 39" East, 165.18 feet, more or less to the point of beginning, containing 0.57 acres.

Charles, Jr. and Marylou Terranova  
~~20019 Bessy Ave. 97601~~ 3193 Horizon Place  
~~Malibu, Ca. 91780~~ West Covina, Ca. 91791  
 GRANTOR'S NAME AND ADDRESS  
 Klamath County, Oregon

GRANTEE'S NAME AND ADDRESS  
 After recording return to:  
 Klamath County Public Works  
 Veterans Memorial Bldg.  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

## STATE OF OREGON

County of Klamath

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

Recording Officer

By \_\_\_\_\_

Deputy.

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.

and grantor will warrant and forever defend the above granted 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.

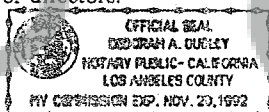
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 92.030.)

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 23rd day of December, 1991; 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)



*Charles Terranova Jr*  
*Mary Lou Terranova*

STATE OF CALIFORNIA  
County of LOS ANGELES  
DECEMBER 23, 1991.

Personally appeared the above named  
CHARLES TERRANOVA, JR.

AND  
MARY LOU TERRANOVA

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

(OFFICIAL SEAL) *Deborah A. Gueley*  
Notary Public for California  
My commission expires: 11-20-92

STATE OF OREGON, County of \_\_\_\_\_ ss.

Per STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

and that  
of said co  
half of sa  
them ack  
Bei  
Klamath County  
on this 21st day of Feb. A.D., 19 92  
at 11:23 o'clock A.M. and duly recorded  
in Vol. M92 of Deeds Page 3565.

Evelyn Biehn County Clerk  
By *Deborah A. Gueley*  
Deputy.

Fee, none