

45933

MTC# 27532 MK

WARRANTY DEED

Vol m92 Page 12546

KNOW ALL MEN BY THESE PRESENTS, That HARRY ALDRIDGE and AUDREY ALDRIDGE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRELL D. TERRELL and SHERI L. TERRELL, 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, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date 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 \$ 38,500.00

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 4th day of June, 19 92; 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.

STATE OF OREGON,
County of Klamath ss.
June 4, 19 92.

Personally appeared the above named
HARRY ALDRIDGE
AUDREY ALDRIDGE

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

HARRY ALDRIDGE and AUDREY ALDRIDGE
5240 BRISTOL
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS
DARRELL D. TERRELL and SHERI L. TERRELL
P.O. BOX 7364
KLAMATH FALLS, OR 97602
GRANTEE'S NAME AND ADDRESS

After recording return to:
DARRELL D. TERRELL and SHERI L. TERRELL
P.O. BOX 7364
KLAMATH FALLS, OR 97602
NAME, ADDRESS, ZIP

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

HARRY ALDRIDGE AND AUDREY ALDRIDGE
5240 BRISTOL
KLAMATH FALLS, OR 97603
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

MTC NO. 27532

EXHIBIT A
LEGAL DESCRIPTION

Lots 3 and 4, Block 7, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion of Lot 4 deeded to David H. Reynolds and H. Eleanor Reynolds, husband and wife, by Deed on page 461, Volume 167, Deed Records of Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Lot 4, Block 7, PLEASANT VIEW TRACTS; thence South 115 feet to the Southwest corner of said Lot; thence East 112 feet along the South line of said Lot; thence Northeasterly to a point on the North line of said Lot, 125 feet East of said Northwest corner; thence West 125 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of June A.D., 19 92 at 3:41 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 12546.

FEE \$35.00

Evelyn Biehn . County Clerk

By Pauline G. Nielsen