

94335

02-01-95P03:32 RCVD

MOUNTAIN TITLE COMPANY

MTC 33993-MK

Vol. 195 Page 2362

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
 RICHARD D. TEMPLETON, JR. and OWETA E. TEMPLETON, as tenants by the entirety
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 TERESA L. PETZNICK
 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

SUBJECT TO: Trust Deed dated March 2, 1987 and recorded March 6, 1987 in Volume M87,
 page 3577, Microfilm Records of Klamath County, Oregon, wherein the beneficiary is
 NCNB Mortgage Corporation, a Texas Corporation F-K-A NCNB Texas Mortgage Corporation.
 The above Grantee will assume and agree to pay the balance owed on the Trust Deed.

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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 to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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

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 \$ 41,000.00

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 12 day of June, 19 95; 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 Marion, ss.
June 12, 19 95.

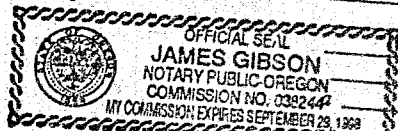
Personally appeared the above named
 RICHARD D. TEMPLETON, JR.
 OWETA E. TEMPLETON

RICHARD D. TEMPLETON, JR.
 OWETA E. TEMPLETON

and acknowledged the foregoing instrument
 to be free voluntary act and deed.
 Before me:

Notary Public for Oregon

My commission expires: Sept 29, 1998



STATE OF OREGON, County of _____, ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires: _____

RICHARD D. TEMPLETON, JR. and OWETA E. TEMPLETON
 145 47TH AVE.
 SALEM, OR 97301

GRANTOR'S NAME AND ADDRESS

TERESA L. PETZNICK

P.O. BOX 41

CRESCENT, OR 97733

GRANTEE'S NAME AND ADDRESS

TERESA L. PETZNICK

P.O. BOX 41

CRESCENT, OR 97733

NAME, ADDRESS, ZIP

TERESA L. PETZNICK

P.O. BOX 41

CRESCENT, OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.

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

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 255 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 50 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 50 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to point of beginning.

PARCEL 2

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 155 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 100 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 100 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day
of Feb A.D. 19 95 at 3:32 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 2362

FEE \$35.00

Bernetha G. Letsch
County Clerk

By Douglas Miller