

# Warranty Deed

This Indenture Witnesseth, That HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife,

herein called "grantor.s," in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

KENNETH GORDEN and BONNIE M. GORDEN, husband and wife, herein called "grantees," their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

S. 1/2 SW. 1/4 and W. 1/2 SE. 1/4, Section 9; SW. 1/4 NW. 1/4 and W. 1/2 SW. 1/4, Section 15; W. 1/2 NE. 1/4 and N. 1/2 SE. 1/4, Section 16; NW. 1/4 NW. 1/4, Section 22, all in Township 39 S., R. 13 E.W.M.

SUBJECT TO: (1) 1973-74 taxes. The assessment roll and the tax roll disclose that the within-described premises were specially assessed as farm use. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment.

(2) Easement, including the terms and provisions thereof, to United States of America, recorded May 17, 1924, in Book 64, Page 141, Deed Records of Klamath County, Oregon.

(3) Rights of the public in and to any portion of the above-described property lying within the limits of roads or highways,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee.s, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owner.s of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$150,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 1st day of February, 1974.

for us -  
Mrs Kenneth Gordon  
Rt 1 Box 250  
Bonanza, Or.

Harry R. Waggoner  
Norma E. Waggoner

Ret to - Mrs & Mr Kenneth Gordon  
Rt 1 Box 250, Bonanza, Or.

H. P. SMITH  
Attorney at Law  
538 Main Street  
Klamath Falls, Oregon



15354

STATE OF OREGON }  
County of KLAMATH } ss. February 1st, 1974.

Personally appeared the above-named HARRY R. WAGGONER and NORMA E. WAGGONER, husband and wife, know to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Walter D. Goelcher*  
NOTARY PUBLIC FOR OREGON  
My commission expires 11/25/76

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ who, being first duly sworn, did say that he \_\_\_\_\_ the \_\_\_\_\_ of \_\_\_\_\_ and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

Return to:

STATE OF OREGON; COUNTY OF KLAMATH; ss. \_\_\_\_\_  
Filed for record at request of Mrs. Kenneth Gordon  
this 22 day of Aug A. D. 19 77 at 11:35 a M, on  
duly recorded in Vol. M 77, of deeds on Page 15353

Wm. D. MILNE, County Clerk  
*Wm. D. Milne*  
6.00