

36951

WARRANTY DEED

Vol. 77 Page 13126

KNOW ALL MEN BY THESE PRESENT, that FLYING DUTCHMEN LAND & CATTLE CO., INC. an Oregon Corporation, an estate in fee simple hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELSO DeJONG, 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:

ALL those lands situated in Sections 15 and 22 twp. 39 S.R. 11 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Section 22: NW $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 15: S $\frac{1}{2}$ SW $\frac{1}{4}$

ALSO: That tract of land described as follows: Beginning at a $\frac{1}{2}$ inch iron pin from which the northwest corner of said Section 15 Bears N 01° 44' 03" W 3681.45 feet; thence S 78° 02' 07" E 174.45 feet to a $\frac{1}{2}$ inch iron pin; thence S 89° 52' 45" E 231.30 feet to a $\frac{1}{2}$ inch iron pin; thence S 89° 20' 52" E 801.00 feet to a $\frac{1}{2}$ inch iron pin; thence S 15° 16' 07" E 217.00 feet to a $\frac{1}{2}$ inch iron pin; thence continuing S 15° 16' 07" E 20 feet, more or less, to the south line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 15; thence Westerly along said line to the southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15; thence Northerly along the west line of said Section 15 to a point that bears S 81° 00' 05" W from the point of beginning; thence N 81° 00' 05" E to a $\frac{1}{2}$ inch iron pin set in an existing north-south fence line; thence continuing N 81° 00' 05" E 76.21 feet to the point of beginning, containing 7.2 acres, more or less, with bearings based on Bowne Addition to the Town of Bonanza: TOGETHER WITH: an easement 20 feet in width, the center line of which runs from the above described point of beginning N 13° 12' 00" W 335 feet to an existing pump for irrigation purposes.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

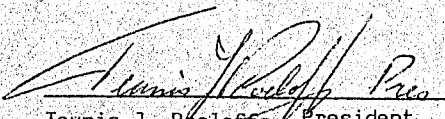
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

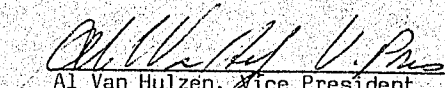
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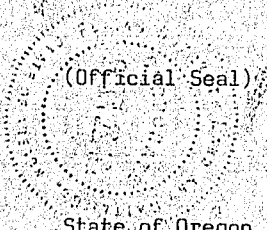
except those easements or restrictions of record, common to the area or apparent on the face of the land and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$115,000.00.

In Witness Whereof, the grantor has executed this instrument this 12 day of Aug, 1977; 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.


Teunis J. Roeloffs, President



Al Van Hulzen, Vice President

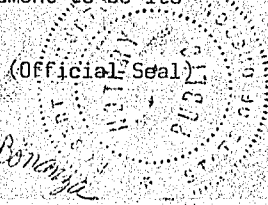


State of Oregon,)
County of Klamath) SS.

Aug 12, 1977

Personall appeared Teunis J. Roeloffs and Al Van Hulzen, who being duly sworn, each for himself and not one for the other, did say that the former is the President and the latter is the vice-president of FLYING DUTCHMAN LAND AND CATTLE CO., INC., a corporation, and the the seal affixed to the foregoing instrument is the corporate seal of said corporation and was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 8-8-1980

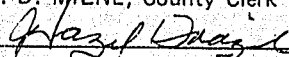


Ret 1 Klam Co Title Co for statements to Elvo De Jong, Bonanza

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of October A.D., 1977 at 11:54 o'clock A M., and duly recorded in Vol M77, of Deeds on Page 19126.

FEE \$6.00

WM. D. MILNE, County Clerk
By  Deputy