

1-1-74

45786

WARRANTY DEED

Vol. ^m 78 Page 6507

KNOW ALL MEN BY THESE PRESENTS, That RONALD P. RADON and VELMA L. RADON, Husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD B. VANHOOSSEN and RUTH VANHOOSSEN, Husband and wife (a 1/3 interest and CARRIE A. IJAMES, ^{a widow} 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:

Beginning at the intersection of the Westerly right of way line of Oregon State Highway No. 427 and the North line of lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0° 57' East along the Westerly right of way line of said highway 700 feet to the point of beginning; thence continuing south 0° 57' East 100 feet to a point; thence West 605 feet, more or less, to the shore line of Agency Lake; thence Northerly along said shore line to a point due West of the point of beginning; thence East 570 feet, more or less, to the point of beginning, being a portion of Lot 16, Section 7, Township 35 South, Range 7 East of the Willamette Meridian.

(If space insufficient, continue description on reverse side)

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

Excepting, however, reservations and restrictions of record and easements and rights-of-way of record and those apparent on 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 \$ 25,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated hereby.~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 12th day of July, 1974; 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)

Ronald P. Radon
Ronald P. Radon

Velma L. Radon
Velma L. Radon

STATE OF ~~WASHINGTON~~ Washington)
County of JEFFERSON) ss.
7/12/1974

Personally appeared the above named

RONALD P. RADON AND
VELMA L. RADON

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

Notary Public for ~~Oregon~~ Washington
My commission expires 6-1-78

Residing at Port Townsend, Washington.

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Ronald P. & Velma L. Radon

Point Hudson

Port Townsend, Washington, 98368

GRANTOR'S NAME AND ADDRESS

Harold B. & Ruth VanHoosen Carrie A. Ijames
Star Route, Box 104A c/o Harold VanHoosen
Chiloquin, Oregon 97624 Star Rt, Box 104/

GRANTEE'S NAME AND ADDRESS Chiloquin,

After recording return to: Oregon

SEATTLE-FIRST NATIONAL BANK

PORT ANGELES BRANCH
P.O. BOX 31 / PORT ANGELES, WASHINGTON 98362

NAME, ADDRESS, ZIP

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

Harold B. Van Hoosen

Star Route, Box 104A

Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of April, 1978, at 11:16 o'clock A.M., and recorded in book M78 on page 6507 or as file/reel number 45786, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha J. Felsch Recording Officer
Deputy

Fee \$3.00

278 JUN 5 1974

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