

MOUNTAIN TITLE COMPANY

72457

WARRANTY DEED

Vol. 179 Page 19548

KNOW ALL MEN BY THESE PRESENTS, That THYS DeHOOP and CATHERINE DeHOOP, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN WEAST and BEVERLY WEAST, husband and wife 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:

The S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon.

- Continued on the reverse side of this deed -
(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 except as stated on the reverse of this deed, or apparent upon the land, if any, as of 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 \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 15th day of August, 1979; 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)

THYS DeHOOP
CATHERINE DeHOOP

STATE OF OREGON,
County of Klamath } ss.
August 15, 1979

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____

_____ and
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 _____

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.

Personally appeared the above named
THYS DeHOOP and CATHERINE DeHOOP,
husband and wife
and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me:
(OFFICIAL SEAL) Kristi L. Garrison
Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Thys DeHoop
Rt. 2 Box 746
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Warren Weast
13589 Crystal Springs Road
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME as Grantee

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME as Grantee

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.

SPACE RESERVED
FOR
RECORDER'S USE

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as farm use land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land, and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
(Affects Parcel 1)
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Poe Valley Improvement District.
7. Reservations and restrictions as contained in patent from the United States of America recorded May 23, 1905 in Volume 17, page 417, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at request of Mountain Title Co.
 this 16th day of August A. D. 1979 at 3:10 o'clock P.M., and
 duly recorded in Vol. 1179, of Deeds on Page 19549

By Wm D. MILNE, County Clerk
Bernice H. Hetch

Fee \$7.00