

73060

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

38-19490

Vol. 79 Page 20480

STEVENS-NEEL PUBLISHING CO.

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Calvin Claude Bonner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark A. Maggiora &amp; Vicky W. Maggiora

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:

That portion of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of Town of Crescent; thence along the Southeasterly side line of Main Street, South 39° 40' West, 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, Husband & Wife, per Warranty Deed recorded in Volume 395 at page 279 of Deed Records of said Klamath County; thence along the Northeasterly line of said parcel, South 50° 20' East, 99.60 feet; thence along the Southeasterly line of said parcel South 42° 23' 37" West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel conveyed to the United States of America by Ester K. Cuddat, a widow, by individual Warranty Deed recorded in Volume 317 at page 397 of Deed Records; thence along the Northeasterly line of said parcel, South 50° 20' East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel...

(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

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 \$ 35,000.00. 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 22 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.

X Calvin Claude Bonner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Washington } ss.  
County of King  
August 22, 1979

Personally appeared the above named Calvin Claude Bonner and, acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: Sept 16, 1982

STATE OF OREGON, County of } ss.  
1979

Personally appeared 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.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Calvin Claude Bonner

GRANTOR'S NAME AND ADDRESS

Mark A. &amp; Vicky W. Maggiora

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pine Forest Escrow  
P.O. Box 685  
La Pine, OR 97731

NAME, ADDRESS, ZIP

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

Mark A. &amp; Vicky W. Maggiora

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1979, 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

08105

08087

20490A

...South 39° 40' West, 133.78 feet to the true point of beginning for this description; thence South 50° 20' East, 150.00 feet; thence South 39° 40' West, 133.78 feet to the Northeasterly line of that certain parcel of land conveyed by Byron G. Steevens and Emma A. Steevens, husband and wife, to Bonnie J. and Jean Shultz, husband and wife, by Warranty Deed recorded in Volume 241 at page 276 of said Deed Records; thence along the Northeasterly line of said parcel, North 50° 20' West, 150.00 feet; thence North 39° 40' East, 133.78 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 28th day of August A. D. 1979 at 3:23 o'clock P. M., and

July recorded in Vol. M 79, of Deeds on Page 20490

Wm D. MILNE, County Clerk

By Bernetha Ketch

Fee 7.00