

1-1-74

WARRANTY DEED

Vol. 1180 Page 10112

KNOW ALL MEN BY THESE PRESENTS, That C. H. Sewald

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Elso DeJong and Dita DeJong, as tenants in common, 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:

Township 38 South, Range 11½ East of the Willamette Meridian:

Section 23: S½NW¼ and that portion of the SW¼ lying Northwesterly of Highway No. 140

Section 26: That portion of the NW¼NW¼ described as follows: Beginning at a point on the North line of said NW¼NW¼ which bears East a distance of 84.13 feet from a 5/8" iron pin marking the Northwest corner of said Section 26; thence S. 26 deg. 04' E. a distance of 834.54 feet to a ½" iron pin on the Northwesterly right-of-way line of Highway #140; thence North-easterly along said right-of-way to the North line of said NW¼NW¼; thence West along said North line to the point of beginning; said parcel containing 7.12 acres, more or less.

Continued on reverse . . .

(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

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 \$121,657.00.

How the actual consideration consists of or includes and how the same is given or promised which is 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 23rd day of May, 1980; 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)

C. H. Sewald

STATE OF OREGON, }
County of Klamath } ss.
May 23, 1980

Personally appeared the above named

C. H. Sewald

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-19-82

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:

C. H. Sewald

GRANTOR'S NAME AND ADDRESS

Elso and Dita DeJong
Route 1, Box 202
Bonanza, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. Zamsky, P.C.
110 North 6th, Suite 207
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

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Saving and excepting therefrom any portion thereof lying within the right-of-way of the Oregon-California & Eastern Railway and/or any roads.

SUBJECT TO: The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1979-80 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These plus earned interest are due and payable when said reason for the deferment no longer exists; Right-of-Way, including the terms and provisions thereof, given by C. H. Sewald and Lillian F. Sewald, husband and wife, to The California Oregon Power Company, a California corporation, dated March 10, 1949, and recorded March 16, 1949, in Deed Volume 229 on page 420, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~ of _____

this 6th day of June A. D. 1980 at 3:38 o'clock P.M., or

duely recorded in Vol. 180, of Deeds on Page 10412

Wm D. MILNE, County Clk

By Bernard W. Hetch

Fee \$7.00