

1-1-74

13182

WARRANTY DEED

Vol. M82 Page 8314



KNOW ALL MEN BY THESE PRESENTS, That ELSO DE JONG and DITA DE JONG, an estate in fee simple as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D. E. LARRICK and JUDITH I. LARRICK, husband and wife, 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:

That portion of SW $\frac{1}{4}$ and the S $\frac{1}{2}$ NW $\frac{1}{4}$ lying Northwesterly of Highway #140, and Easterly of O. C. & E. Railroad in Section 23, Township 38 South, Range 11 $\frac{1}{2}$ E.W.M.

Section 26: That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ described as follows:

Beginning at a point on the North line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ which bears East a distance of 84.13 feet from a 5/8 inch iron pin marking the Northwest corner of said Section 26; thence S. 26°04' E. a distance of 834.54 feet to a 1/2 inch iron pin on the Northwesterly right of way line of Highway #140; thence Northeasterly along said right of way to the North line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; 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 \$170,000.00.
~~① Now, the consideration consists of the following property or interests therein:~~
~~② The sentence between the symbols ①, 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 30 day of June, 1982; 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)

Elso de Jong
Dita de Jong

STATE OF OREGON,)
 County of Klamath) ss.
 30 June, 1982

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

Personally appeared the above named
 ELSO DeJONG and DITA DeJONG
 and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8.5.83

Notary Public for Oregon

My commission expires:

Elso DeJong and Dita DeJong
 Route 1, Box 202
 Bonanza, OR 97623
 GRANTOR'S NAME AND ADDRESS
 D. E. Larrick and Judith I. Larrick

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.

D. E. Larrick and Judith I. Larrick

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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

SPACE RESERVED
 FOR
 RECORDER'S USE

JUL 1 1982 10:03

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SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1981-82, 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.
2. 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, recorded March 16, 1949, in Volume 229 page 420 Deed records of Klamath County, Oregon.
3. Right of Way including the terms and provisions thereof, given by Elso DeJong and Pacific Power & Light Company dated May 28, 1982, recorded June 11, 1982, in Volume M82 page 7348 Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 1 day of July A.D. 19 82 at 10:03 o'clock A.M. duly recorded in Vol. M 82, of Deeds on Page 8314

Fee \$8.00

By Joyce M. Shaw EVELYN BIEHN, County Clerk