

OA

46987

K-37344  
WARRANTY DEED

Vol. 185 Page 4085

KNOW ALL MEN BY THESE PRESENTS, That  
ELSO DeJONG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ARIE DeJONG

, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

(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 \$ 200,000.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which) ⓪ (The sentence between the symbols ⓪, 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 19th day of March, 1985;  
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.THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

ELSO DeJONG

STATE OF OREGON,

County of Klamath

March 19

ss.

Personally appeared the above named

ELSO DeJONG

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 8/27/87

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 be-

half 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:

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arie DeJong

Rt. 1, Box 202

Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instru-  
ment/microfilm/reception No.  
Record of Deeds of said county.Witness my hand and seal of  
County affixed.

NAME

TITLE

By

Deputy

A fraction of Sections 9 and 16, Township 39 S.R. 11 E.W.M., included within the following described parcels:

**PARCEL 1:**

All those portions of Vacated Bowne Addition to the Town of Bonanza described as follows:

The West 12½ feet of Lots 2 and 23 and all of Lots 3 to 22 inclusive in Block 48;  
 Lots 1 to 18 inclusive and Lots 23 and 24 in Block 49;  
 Lots 13 to 24 inclusive in Block 50;  
 All of Block 67;  
 Lots 3 to 24 inclusive in Block 68;  
 Lots 3 to 22 inclusive and the West 4.5 feet of Lot 23 in Block 69;  
 The West 4.5 feet of Lots 2 and 23 and Lots 3 to 22 inclusive in Block 76;  
 All of Block 77;  
 All of Block 78;

Also those portions of Streets and Alleys which attach to said Lots and Blocks by operation of Law By Order of Vacation shown in Vol. 191, page 421, Deed Records of Klamath County, Oregon, including all of Vacated Park Ave. between the centerline of Union St. and the centerline of Price St.

SAVING AND EXCEPTING from the above those portions of Blocks 48 and 49 and Vacated Seattle Ave. lying Northerly of the following described line: Beginning at a point in the alley in Block 50 which bears S. 0°08' E. 141.56 feet from the Northwest corner of Lot 6 in said Block 50; thence S. 89°44'50" E., 326.97 feet; thence S. 76°54'14" E., 518.98 feet to a point on the East line of the W½ of Lot 23, said Block 50.

ALSO SAVING AND EXCEPTING the North 30 feet of Lots 3 and 4 in Block 69 of said Vacated Bowne Addition.

**PARCEL 2:**

Beginning at the corner common to Sections 9, 10, 15 and 16, Township 39 S.R. 11 E.W.M., which point is on the centerline of Carroll Avenue as platted on Bowne Addition to the Town of Bonanza, thence North along said centerline 330 feet, more or less, to its intersection with the centerline of Union St.; thence West along the centerline of Union St. 1110 feet, more or less, to the West line of Park Ave., thence South along the West line of Park Ave., and said West line extended, 710 feet, more or less, to the center of Lost River; thence Northeasterly and Easterly along the center of Lost River to the East line of said Section 16; thence North along said Section line a distance of 250 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the East 45 feet of said parcel heretofore conveyed to Klamath County by Deed recorded November 28, 1947, in Vol. 214, page 247, Deed Records of Klamath County, Oregon, for Road Purposes.

**PARCEL 3:**

All that portion of the NE¼ of Section 16 lying Southerly of the center of Lost River; the N½SE¼ of Section 16, LESS portion deeded for road described in Vol. 74, page 71, Deed Records of Klamath County, Oregon, all in Township 39 S.R. 11 E.W.M.

SUBJECT TO easements and rights of way of record and those apparent upon the land; liens and assessments of Klamath Project and Horsefly Irrigation District; acreage and use limitations; farm use; rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River and lying within the boundaries of public roads or highways; agreement for pumping water from Lost River recorded in Miscellaneous Records Volume 7, page 343; agreement relative to drain ditch, recorded August 24, 1945, in Volume 179, page 269; and to reservations and restrictions contained in deed from Thomas A. Lovelady et ux, to Everett L. Hart et ux, dated February 11, 1948, recorded February 18, 1948, Vol. 217, page 122, Deed records.

RETURN TO & TAXES TO:  
 Arie DeJong  
 Rt. 1, Box 202  
 Bonanza, OR 97623

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 19th day of March A.D. 19 85  
 at 3:08 o'clock P M, and duly  
 recorded in Vol. M85 of D-eds  
 Page 4085

**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 9.00