

52065

ATC-8-29015

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Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

WILLIAM C. ARBUCKLE and MARY K. ARBUCKLE, husband and wife
convey(s) to TOM DE JONG and NELLIE DE JONG, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the
See Attached Exhibit "A"

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached Exhibit "A"
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$36,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Delete between symbols; if not applicable. See ORS 93.030)
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of August, 1985.

STATE OF OREGON, County of Klamath, ss.
August 14, 1985

Personally appeared the above named William C. Arbuckle and Mary K. Arbuckle
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for
My Commission Expires

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. + Mrs. Tom DeJong
Rt. 2 Box 799B
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Mr. + Mrs. Tom DeJong
Rt. 2 Box 799B
Klamath Falls, Oregon 97603
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/filer/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

1985 AUG 14 PM 4 03

EXHIBIT "A"

The following described real property is situated in Lot 3, Parcel 1, Section 20, Township 39 South, Range 11½ East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Beginning at the Northeast corner of said Section 20; thence South 00° 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 645.05 feet to the true point of beginning of this description; thence continuing West 297.64 feet; thence South 772.32 feet to the North line of the County Road right of way; thence North 87° 44' 21" East along said North line 297.87 feet; thence North 760.57 feet to the true point of beginning of this description.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

4. An easement created by instrument, including the terms and provisions thereof, recorded July 7, 1972 in Book M-72 at page: 7359 in favor of Adjacent property owners.

5. Trust Deed, including the terms and provisions thereof, recorded July 13, 1978 in Book M-78 at page: 15095 in favor of Kevin R. Whitaker and Dorothy E. Whitaker, husband and wife, which Trust Deed the grantees herein do not agree to assume and pay.

6. Agreement, including the terms and provisions thereof, recorded July 7, 1972 in Book M-72 at page 7359, Microfilm Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 85 at 4:03 o'clock PM. the 14th day
of Deeds and duly recorded in Vol. M85
on Page 12815

FEE \$9.00

Evelyn Biehn

By

County Clerk

[Signature]