



Aspen 32405

WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
KEES JON DE JONG
CARLA M. DE JONG

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GARY D. PHIFER DBA VULCAN MANUFACTURING CO. hereinafter called
grantor, convey(s) to KEES JON DE JONG AND CARLA M. DEJONG,
husband and wife, hereinafter called Grantee all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

The Westerly 50 feet of Lots 1 and 2, and the West 50 feet of
the North 30 feet of Lot 3, and the East 50 feet of the N 1/2 of
Lot 8, and the East 50 feet of Lots 9 and 10, All in Block 8,
BONANZA, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments
of the City of Bonanza.
2. City liens, if any, of the City of Bonanza. We have not
requested a search.
3. Conditions, Restrictions as shown on the recorded plat of
Bonanza.
4. Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals of
Bonanza Irrigation District.
5. Easement, including the terms and provisions thereof:
For: Perpetual easement for sewer line
Granted to: Town of Bonanza
Recorded: November 3, 1976
Book: M-76
Page: 17507
Affects: The South 10 feet of the North 30.0 feet of
the West 50.0 feet of Lot 3, Block 8 and the
South 10.0 feet of the North 30.0 feet of the
East 50.0 feet of Lot 8, Block 8, all in the
Original Town of Bonanza, Oregon.
6. 1988-1989 taxes, a lien, not yet payable.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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 those set out above.

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
\$81,000.00.

Continued on next page

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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, 1988.

Gary D. Phifer
GARY D. PHIFER DBA VULCAN MANUFACTURING CO.

STATE OF OREGON, County of Klamath) ss.
AUGUST 8, 1988

Personally appeared the above named GARY D. PHIFER DBA VULCAN MANUFACTURING CO. and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me: Sandra Landsale
Notary Public for OREGON
My Commission Expires: 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Aug. A.D., 19 88 at 12:01 o'clock P.M., and duly recorded in Vol. M88,
Deeds on Page 12763

FEE \$13.00

Return: A.T.C.

By Evelyn Biehn County Clerk
Sandra Landsale