

97385

FORM No. 633—WARRANTY DEED (Individual or Corporate).

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OK

96468

WARRANTY DEED

Vol. M89 Page 1709

KNOW ALL MEN BY THESE PRESENTS, That Morris W. Slivkoff

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kees Jan and Carla M. De Jong 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: W. $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian.

Beginning at a $\frac{1}{2}$ " rebar on the North-South centerline of the S.E. $\frac{1}{4}$ of Section 30, from which the Section corner common to Section 29, 30, 31 and 32 bears South $00\frac{1}{2}^{\circ} 15' 51''$ West 1500.00 feet and South $89\frac{1}{2}^{\circ} 56' 27''$ East 1320.46 feet; thence West 879.92 feet to a $\frac{1}{2}$ " rebar on the easterly right of way line of Harpold County Road; thence North $00\frac{1}{2}^{\circ} 11' 00''$ East 330.00 feet along said right of line to a $\frac{1}{2}$ " rebar; thence East 880.38 feet to a $\frac{1}{2}$ " rebar on the North-South centerline of the S.E. $\frac{1}{4}$ of Section 30; thence South $00\frac{1}{2}^{\circ} 15' 51''$ West 330.00 feet, along the North-South centerline of the S.E. $\frac{1}{4}$ of Section 30, to the point of beginning.

(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

Lawfully conveys the above described property pursuant to ORS 108.550

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 \$ 80,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 26 day of January, 1989, 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 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.

STATE OF OREGON,

County of Klamath

ss.

Jan 26, 1989

Personally appeared the above named

Grantor:

Morris W. Slivkoff

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of

ss.

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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:

(If executed by a corporation, affix corporate seal)

Morris W. Slivkoff

2105 5th. St.

Malin, Or. 97632

GRANTOR'S NAME AND ADDRESS

Kees Jan and Carla M. De Jong

Rt. 2, Box 791

Klamath Falls, Or. 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kees Jan and Carla M. De Jong

Rt. 2, Box 791

Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

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

Kees Jan and Carla M. De Jong

Rt. 2, Box 791

Klamath Falls, Or. 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of Jan., 1989, at 2:25 o'clock P.M., and recorded in book/reel/volume No. M89 on page 1709 or as fee/file/instrument/microfilm/reception No. 96468 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mullins Deputy

Fee \$8.00

cc 3.00

INDEXED

SPACE RESERVED FOR RECORDER'S USE

89 FEB 22 PM 2 04

89 JUN 28 PM 2 25

Calc
7 8.00 = 00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 22nd _____ day
of _____ Feb. _____ A.D., 19 89 at 2:04 o'clock _____ P.M., and duly recorded in Vol. _____ M89
of _____ Deeds _____ on Page 3250
Evelyn Biehn County Clerk
By Pauline Mullins

FEE \$13.00

Re-recorded to add date of signing-