

99188

MTC-21713K

WARRANTY DEED

Vol. m89 Page 6563

KNOW ALL MEN BY THESE PRESENTS, That

KNOW ALL MEN BY THESE PRESENTS, That
FERNAND HENRY VAN DER ROEST and ELZE VAN DER ROEST, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD C. BALLEW and CINDY S. BALLEW, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 42,000.00

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 17th day of April, 19 89; 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.

X Fernand Henry Van der Roest
FERNAND HENRY VAN DER ROEST

ELZE VAN DER ROEST
STATE OF OREGON, County of _____) ss.

STATE OF ~~OREGON~~ CALIFORNIA)
County of Orange) S.S.
April 17 19 89

Personally appeared _____ and _____

_____ and
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.

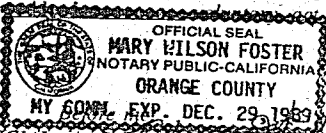
Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared the above named _____
FERNAND HENRY VAN DER ROEST and ELZE
VAN DER ROEST - - -

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



(OFFICIAL SEAL) Mary Nelson Frost
Notary Public for Oregon/California
My commission expires: 12-29-89

FERNAND HENRY VAN DER ROEST and ELZE VAN DER ROEST
1314 S. Sullivan
Santa Ana, CA 92704

LEONARD C. BALLEW and CINDY S. BALLEW
3804 Summers Lane
Klamath Falls, OR 97603

After recording return to:
SAME AS GRANTEE

NAME ADDRESS ZIP

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

SAME AS GRANTEE

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 _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDERS USE

By _____ Recording Officer
Deputy

Order No: 21213-K

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Westerly right of way line of Summers Lane. South 88 degrees 44' West a distance of 30 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 1 degree 08' East along the Westerly right of way line of Summers Lane a distance of 69.5 feet to an iron pin; thence South 88 degrees 44' West a distance of 366.6 feet to an iron pin which lies on the Easterly right of way line of U.S.R.S. Lateral F7; thence North 1 degree 26' West along the Easterly right of way line of U.S.R.S. F7 Lateral a distance of 75 feet to an iron pin; thence North 88 degrees 44' East a distance of 367.0 feet to an iron pin which lies on the Westerly right of way line of Summers Lane; thence South 1 degree 12' East along the Westerly right of way line of Summers Lane a distance of 5.5 feet, more or less, to the point of beginning, in the SE1/4 NE1/4 and NE1/4 SE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909 010DA 00100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day
of April A.D., 19 89 at 4:27 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 6563
By Evelyn Biehn County Clerk
Quinn M. Mendenhall

FEE \$13.00