

5904

WARRANTY DEED

Vol. m89 Page 1853

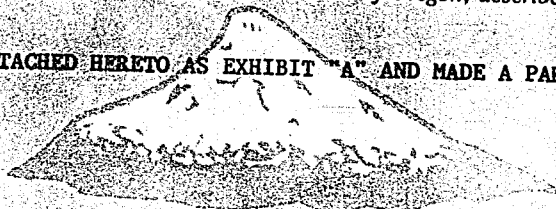
the entirety

KNOW ALL MEN BY THESE PRESENTS, That

HUGH DEAN &amp; MARIE DEAN, as tenants by

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAMUEL R. VAN ORDEN  
 & DORTHA M. VAN ORDEN 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 apper-  
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.



"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 Those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 55,000.00  
 However, the actual consideration consists of certain real property or other property or value given or promised which is the whole or part of the consideration (indicate which). (The portion here of the number of feet applicable should be deleted or crossed out.)  
 See OBS 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 15th day of September, 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.

Hugh Dean  
 Hugh Dean

Marie Dean  
 Marie Dean

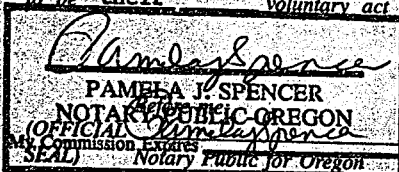
STATE OF OREGON,

County of Klamath ss.

9/15, 19 89

Personally appeared the above named  
Hugh Dean & Marie Dean

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



My commission expires: 8-16-92

Hugh Dean & Marie Dean

420 W. ROSE

LEBANON OR 97355

GRANTOR'S NAME AND ADDRESS

Samuel R. Van Orden & Dortha M. Van Orden

RT 1 BOX 439

BANANZA OR 97632

GRANTEE'S NAME AND ADDRESS

Samuel R. Van Orden & Dortha M. Van Orden

RT 1 BOX 439

BANANZA OR 97632

NAME, ADDRESS, ZIP

Samuel R. Van Orden & Dortha M. Van Orden

RT 1 BOX 439

BANANZA OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ss.

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 \_\_\_\_\_

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:

STATE OF OREGON,

ss.

County of \_\_\_\_\_

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.

By \_\_\_\_\_

Recording Officer  
Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NE1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being Parcel 1 of Major Partition No. 54-82, more particularly described as follows:

Beginning at the E1/16 corner common to Section 30 and 31 of said township and range; thence South 89 degrees 59' 16" East, along the North line of said section 31, also being along the Southerly boundary of Block 2, of Yonna Woods-Tract 1009, a duly recorded subdivision, 346.17 feet to the Southeast corner of Lot 11, Block 2 of said Tract 1009; thence South 00 degrees 34' 53" East, parallel to the West line of said NE1/4 NE1/4, 629.17 feet; thence North 89 degrees 59' 16" West 346.17 feet to said West line; thence North 00 degrees 34' 53" WEST 629.17 feet to the point of beginning, with bearings based on said tract 1009 (also being the bearings of said Partition No. 54-82).

Tax Account No: 3711 03100 00200

TOGETHER WITH a perpetual non-exclusive easement 30 feet wide for ingress and egress to and from said parcel of real property as follows: the existing easement of access over and across Lot 11, Block 2, YONNA WOODS, TRACT 1009 according to the official plat on file in the office of the Klamath County Clerk, Klamath County, Oregon from Rockwell Drive to the above described parcel, which said easement shall be appurtenant to and run with the grantees lands herein conveyed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day  
of Oct. A.D., 19 89 at 3:33 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 18536  
By Evelyn Biehn County Clerk  
Pauline Mulvader

FEE \$13.00