

30K 9376 MTC 22/84 WARRANTY DEED Vol. m89 Page 24727

KNOW ALL MEN BY THESE PRESENTS, That VINTON ALAN LOVENESS, VICKI SUE ROGAL and KATHY ADAIR ROGERS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. HELLEKSON and MILDRED L. HELLEKSON, as tenants by the entirety, 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:

The Northeast 1/4 Southwest 1/4 of Section 13,  
Township 41 South, Range 13 East of the  
Willamette Meridian, Klamath County Oregon

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO

BOUNDARY ADJUSTMENT

(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 excepting therefrom reservations, restrictions, rights-of-way, easements of record and those apparent upon the land

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 \$-0- land trade.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (in context with the context of the deed and the deed should be deleted See ORS 23.030)

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 21st day of December, 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 )  
December 21, 1989

STATE OF OREGON, County of ) ss. Att.  
in Fact

Personally appeared the above named  
VINTON ALAN LOVENESS for himself  
and V. A. LOVENESS as attorney-in-fact  
for VICKI SUE ROGAL and KATHY ADAIR ROGERS  
and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

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 cor- poration,  
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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 11/13/91

Notary Public for Oregon  
My commission expires:

(If executed by a corporation,  
affix corporate seal)

VINTON ALAN LOVENESS, VICKI SUE  
ROGAL and KATHY ADAIR ROGERS  
Box 177  
Adin, CA 96006  
GRANTOR'S NAME AND ADDRESS:  
JOHN C. HELLEKSON and MILDRED L.  
HELLEKSON, as tenants by entirety  
East Langell Valley Road  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:  
After recording return to:  
JOHN C. HELLEKSON and MILDRED L.  
HELLEKSON  
East Langell Valley Road  
Bonanza, OR 97623

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
JOHN C. HELLEKSON and MILDRED L.  
HELLEKSON  
East Langell Valley Road  
Bonanza, OR 97623  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

## EXHIBIT "A"

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto, a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Langell Valley Irrigation District.
4. Subject to the rules and regulations of the Klamath County Land Development Ordinance No. 45.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
of Dec. A.D., 19 89 at 12:03 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 24727.

FEE \$13.00

Evelyn Biehn - County Clerk

By *D. Sullivan Mullins*