

9377

MYC 22785-

WARRANTY DEED

Vol 189 Page 24729

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. HELLEKSON and MILDRED L. HELLEKSON, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VINTON ALAN LOVENESS, VICKI SUE ROGAL and KATHY ADAIR ROGERS, 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 Southwest 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 (or otherwise) by the grantor to the grantee, to wit: (Describe the property or value given or promised)

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 19th 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.

John C. Hellekson  
JOHN C. HELLEKSON

Mildred L. Hellekson  
MILDRED L. HELLEKSON

STATE OF OREGON,  
County of Klamath  
December 19th, 1989

STATE OF OREGON, County of ) ss.  
December 19th, 1989

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: 11-3-90

(If executed by a corporation, affix corporate seal)

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

WENDERS, 110101 E. 111

428 N. Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

VINTON ALAN LOVENESS, VICKI SUE ROGAL and KATHY ADAIR ROGERS  
Box 177  
Adin, CA 96006

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

## 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 PM., and duly recorded in Vol. M89,  
of Deeds on Page 24729.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Muelender