

WARRANTY DEED

AFTER RECORDING RETURN TO:  
GARY B. AND KATHLEEN M. WILLIAMS

37716 McCartie Lane  
Bonanza, OR 97623

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

NAYMAN W. CHRISTAIN AND PATRICIA R. CHRISTAIN, husband and wife  
hereinafter called GRANTOR(S), convey(s) to GARY B. WILLIAMS AND  
KATHLEEN M. WILLIAMS, husband and wife hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

Lots 11, 12, 13 and 14, Block 45, BOWNE ADDITION TO BONANZA, in  
the County of Klamath, State of Oregon.

CODE 11 MAP 3911-10CC TL 501 KEY NO. 819840

"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Conditions,  
Restrictions as shown on the recorded plat of Bowne Addition to  
Bonanza. 2) City Liens, if any, of the City of Bonanza. 3)  
Regulations, including levies and utility assessments of the  
City of Bonanza. 4) Regulations, including levies, assessments,  
water and irrigation rights and easements for ditches and  
canals, of Horsefly Irrigation District.. 5) Reservations  
contained in that certain Patent from United States of America  
to Ira P. Chandler, recorded in book 15 at page 103, deed  
records of Klamath County, Oregon. 6) Trust Deed, including the  
terms and provisions thereof to secure the amount noted below  
and other amounts secured thereunder, if any: Grantor: William  
S. Land and Faye L. Land, husband and wife; Trustee: Aspen  
Title & Escrow, inc.; Beneficiary: Gerald A. Vieira and Joseph  
L. Vieira; dated on May 3, 1988 and recorded on May 4, 1988 in  
Book M-88 at page 7054. WHICH SAID TRUST DEED, THE GRANTEE  
HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND  
CONDITIONS CONTAINED HEREIN.

and defend the same against all persons who may lawfully claim  
the same, except as shown above.

The true and actual consideration for this transfer is  
\$49,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 14TH day of November, 1989.

Nayman W. Christian  
NAYMAN W. CHRISTIAN

Patricia R. Christian  
PATRICIA R. CHRISTIAN

STATE OF OREGON, County of Klamath )ss.

November 20, 1990.

Personally appeared the above named NAYMAN W. CHRISTIAN AND  
PATRICIA R. CHRISTIAN and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Sandra Hardaker  
Notary Public for OREGON  
My Commission Expires: 7-23-93



23423

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day  
of November A.D., 19 90 at 2:27 o'clock P M., and duly recorded in Vol. M90,  
of Deeds on Page 23422.

EVELYN BIEHN County Clerk  
By Bernetha D. Letsch

FEE \$33.00

RECORDED  
INDEXED  
NOV 27 1990

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