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# 0103860 /  
WARRANTY DEED

Vol. m92 Page 14649

AFTER RECORDING RETURN TO:  
PHILLIP GROHS AND  
NEIL GROHS, SR. AND NEIL GROHS, JR.  
21010 WEST LANGELL VALLEY ROAD  
BONANZA, OR. 97623

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

JOHN C. HELLEKSON and MILDRED L. HELLEKSON, husband and wife,  
who acquired title as JOHN C. HELLEKSON and MILDRED L.  
HELLEKSON, hereinafter called GRANTOR(S), convey(s) to PHILLIP  
GROHS and NEIL GROHS, SR. and NEIL GROHS, JR., each as to an  
undivided one-third interest, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

The SE 1/4 SE 1/4 of Section 13, Township 41 South, Range 13  
East of the Willamette Meridian, in the County of Klamath, State  
of Oregon.

Code 56, Map 4113 Tax Lot 3000.

"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 covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant 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  
\$3,000.00.

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 24th day of June, 1992.

John C. Hellekson  
JOHN C. HELLEKSON

Mildred L. Hellekson  
MILDRED L. HELLEKSON

STATE OF OREGON, County of Klamath) ss.

On this 24th day of June, 1992, personally appeared the above  
named JOHN C. HELLEKSON and MILDRED L. HELLEKSON and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before me: W. Lawrence P. Aldington  
Notary Public for Oregon  
My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day  
of July A.D. 19 92 at 10:33 o'clock AM. and duly recorded in Vol. M92  
of Deeds on Page 14649

FEE \$30.00

Evelyn Biehn County Clerk

By Pauline Mullins

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