

60760 70067

WARRANTY DEED

Refer To M93 Page 9320
93 APR. AM 9:51

KNOW ALL MEN BY THESE PRESENTS, That

John B. Evans

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Jack Ross Delaney

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in

Klamath

County, State of Oregon, described as follows,
to-wit: Per recorded To Add E 1/2 of SE 1/4 of SW 1/4 and SE 1/4 of NE 1/4 of SW 1/4

of T 39 Range 12 S 21 E W M which consists of approximately 30 acres less encroachment of Burr Road at the south border and a 20' right of way at the east border in favor of James T. Evans and Norma J. Evans.

Withholding and excepting E 1/2 SE 1/4 of SW 1/4 and S 1/2 SE 1/4 of NE 1/4 of SW 1/4 T 39 R 12 S 21 E W M which belongs to Raymond Bryce Evans who has put earnest money on it. The address of Raymond Bryce Evans is 3635 Oak Ave Klamath Falls, Oregon 97602. The amount of acreage which goes to Raymond Bryce Evans is 25 acres with the exception of 1 one acre of trees, the boundary being apparent upon the land, which is a portion of S 1/2 of SE 1/4 of NE 1/4 of SW 1/4 T 39 R 12 S 21 E W M which remains the property of John B. Evans

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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

listed above

grantor will warrant and forever defend the 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 \$19,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

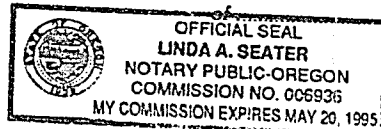
In Witness Whereof, the grantor has executed this instrument this 21st day of October, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

This instrument was acknowledged before me on October 21, 1993, by John B. Evans

This instrument was acknowledged before me on October 21, 1993, by as



My commission expires May 20, 1995

John B. Evans
31827 Burr Way
Bend OR 97622
Grantor's Name and Address
Jack Ross Delaney
39510 Burr Way
Bend OR 97622
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Jack Ross Delaney
39510 Burr Way
Bend OR 97622
Until requested otherwise send all tax statements to (Name, Address, Zip):
Jack Ross Delaney
39510 Burr Way
Bend OR 97622

SPACE RESERVED FOR RECORDER'S USE

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 and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

10-21-93 11:33 RCVD

The property of Jack Ross DeLaney consists of N 1/2 SE 1/4 of NE 1/4 of SW 1/4 T 39 R 12 S 21 E W M
Approximately Five Acres with Mobile Home
Described in Tax Office as Serial No 8714 X #66632
Free of encumbrances less Encroachment of 30' right of way
At the East Border in favor of James T Evatt and Norma J Evatt

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John Evans the 21st day
of Oct. A.D., 19 93 at 11:33 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 27586

FEE \$10.00
cc 2.00

Evelyn Biehn County Clerk
By Dorlene Mendenhall