

75155

WARRANTY DEED
#TC 94935 Vol 94 Page 2940

KNOW ALL MEN BY THESE PRESENTS, That TOM DEJONG and NELLIE A. DEJONG, husband and wife, and KEES DEJONG and CARLA M. DEJONG, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM G. WALDEN, 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:

PARCEL 1: An undivided one-half interest in and to:
The West 25 feet of the following-described property in Klamath County, Oregon:
Commencing at the Southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BONANZA and running thence West along the South line of said Block, a distance of 75 feet; thence North a distance of 48' 3-1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at page 253, Deed Records; thence East along the South line of said Bray Parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6-1/4" more or less to the point of beginning.

PARCEL 2:
The West 50 feet of Block 12, FIRST ADDITION TO BONANZA, in Klamath County, Oregon.
CODE 11 MAP 3911-10CA TL 5800
CODE 11 MAP 3911-10CA TL 5300
SUBJECT TO: City liens, if any, of the City of Bonanza; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly (see reverse)

(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, except those above set forth,

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 \$ 124,260.76
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)
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 1st day of July, 1991;
if a corporate grantor, it has caused its name to be signed and its seal 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.

[Signatures of Tom DeJong, Nellie A. DeJong, and Kees DeJong]

ss.

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on July 1, 1991, by Tom DeJong and Nellie A. DeJong, his wife; and Kees DeJong and Carla M. DeJong, his wife;
This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____

[Signature of Darlene P. Addington]

Notary Public for Oregon
My commission expires 3-22-93

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
William G. Walden
P.O. Box 217
Bonanza, OR 97623
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____
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

KNOW ALL MEN BY THESE PRESENTS, that TOM DELONG and MELLIE A. DELONG, husband and wife, do hereby certify that the following described property in Klamath County, Oregon, is subject to registration and taxation as therein provided and as provided by Chapter 308, ORS.

those apparent on the land, if any; Any improvement located upon the property, which constitutes a mobile home as defined by Chapter 801, ORS, is subject to registration and taxation as therein provided and as provided by Chapter 308, ORS.

PARCEL 1: An undivided one-half interest in and to: The West 22 feet of the following-described property in Klamath County, Oregon: Commencing at the southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BOWMAN and running thence West along the South line of said Block, a distance of 75 feet; thence North a distance of 481.11 feet, more or less to the Southeast corner of parcel conveyed to

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day of Jan A.D. 19 94 at 3:00 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 2940

Evelyn Biehn - County Clerk
By Dorlene Mullender

FEE \$35.00

(08107083)

Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming under the above described premises.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 124,200.00

However, the actual consideration consists of or includes other property or value given or promised which is not stated in the above recited sum. It is hereby acknowledged that the sum of \$ 124,200.00 is the full and complete consideration for the premises hereinafter described and all other claims and demands are hereby waived and released by the parties hereto.

In witness whereof, the parties hereto have signed and caused to be signed by their officers or other persons duly authorized to do so by order of their board of directors.

Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming under the above described premises.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 124,200.00

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In witness whereof, the parties hereto have signed and caused to be signed by their officers or other persons duly authorized to do so by order of their board of directors.

Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming under the above described premises.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ 124,200.00

However, the actual consideration consists of or includes other property or value given or promised which is not stated in the above recited sum. It is hereby acknowledged that the sum of \$ 124,200.00 is the full and complete consideration for the premises hereinafter described and all other claims and demands are hereby waived and released by the parties hereto.

In witness whereof, the parties hereto have signed and caused to be signed by their officers or other persons duly authorized to do so by order of their board of directors.

STATE OF OREGON, County of Klamath, ss.
I, the undersigned, a Notary Public for Oregon, do hereby certify that the foregoing instrument was acknowledged before me on this 27th day of Jan, 1994, by TOM DELONG and MELLIE A. DELONG, his wife; and Kory Nelson and Carla M. Nelson, his wife;

The instrument was acknowledged before me on this 27th day of Jan, 1994, by TOM DELONG and MELLIE A. DELONG, his wife; and Kory Nelson and Carla M. Nelson, his wife;

My commission expires 2-22-93

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the 27th day of Jan, 1994, at 3:00 o'clock P M., and recorded in Book 124, Page 2940, of the Klamath County Records.

Witness my hand and seal of Office this 27th day of Jan, 1994.

County Clerk

RECORDED
INDEXED
FILED
JAN 27 1994
CLERK OF COUNTY
KLAMATH, OREGON