

NA

97167

MTC 34804

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RALPH A. CRAWFORD and THEODORE J. PADDOCK
 dba C. & P. RENTALS
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT BONDEROW and
LOUISE BONDEROW, Trustees under the Bonderow Family Trust dated October 14, 1991
 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:

SEE EXHIBIT "A" ATTACHED HERETO

(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 Easements, restrictions,
 rights of way of record, if any.

and that
 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 \$.....
 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 9th day of March, 1995;
 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 AND TO DETERMINE ANY
 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
 ORS 30.930.

Ralph A. Crawford
 Ralph A. Crawford

Theodore J. Paddock
 Theodore J. Paddock

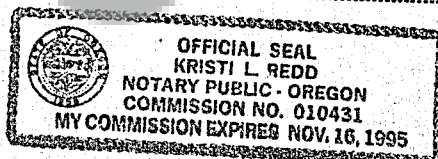
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 9, 1995,
 by RALPH A. CRAWFORD & THEODORE J. PADDOCK dba C & P RENTALS

~~This instrument was acknowledged before me on~~, 1995,
 by ~~.....~~

~~.....~~, 1995,
 by ~~.....~~

~~.....~~



Kristi L. Redd
 My commission expires 11/16/95
 Notary Public for Oregon

<u>Crawford & Paddock</u>
Grantor's Name and Address
<u>Bonderow</u>
Grantee's Name and Address
After recording return to (Name, Address, Zip): <u>Albert & Louise Bonderow</u>
<u>MTC</u>
Until requested otherwise send all tax statements to (Name, Address, Zip): <u>no change</u>

SPACE RESERVED
FOR
RECORDER'S USESTATE 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/instru-
 ment/microfilm/reception No.,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME TITLE
 By, Deputy.

7483

EXHIBIT "A" LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

A parcel of land lying within the bounds of that tract of land recorded in M67 at page 3540 of Deed Records of Klamath County, Oregon, described therein as being located in the SE1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows:

Beginning at the most Southwesterly corner of above said tract of real property, which corner is described as being on the South boundary of aforesaid Section 28, distant 2074.11 feet East of the South 1/4 corner thereof; thence North 25 degrees 22' West 761.00 feet along the West boundary of aforesaid tract of real property to the most Northwesterly corner thereof, being located on the Southerly right of way boundary of the Klamath Falls - Ashland Highway (Ore 66) thence North 67 degrees 02 1/2' East along said tract of real property a distance of 418 feet being the true point of beginning of this description; thence South 25 degrees 22' East along the East boundary of said tract of real property a distance of 350.00 feet; thence South 67 degrees 02 1/2' West parallel with the aforesaid Southerly right of way of the Klamath Falls - Ashland Highway a distance of 252.00 feet; thence North 25 degrees 22' West 350.00 feet to a point on the aforesaid highway boundary a distance of 252.00 feet from the true point of beginning; thence North 67 degrees 02 1/2' East 252.00 feet along the said boundary to the true point of beginning.

3908-028 DO-0400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of March A.D., 19 95 at 3:44 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 7482

FEE \$35.00

By Bernetha G. Leach, County Clerk