

NA

97746

WARRANTY DEED

Vol 1145 Page 8461

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND A. VAN ORDER &  
RUTH L. VAN ORDER

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

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:

\*\*\*\* RAYMOND A. VAN ORDER AND RUTH L. VAN ORDER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE VAN ORDER LOVING® TRUST DATED MARCH 29, 1995, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(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

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 \$-0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the property or value given or promised, if not applicable, should be deleted. 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 29th 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.

RAYMOND A. VAN ORDER

RUTH L. VAN ORDER

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on MARCH 29, 1995, by RAYMOND A. VAN ORDER & RUTH L. VAN ORDER

This instrument was acknowledged before me on , 19 , by

as

of



OFFICIAL SEAL  
JAMES H. SMITH  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 010393  
MY COMMISSION EXPIRES OCT 31, 1995

JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/95

RAYMOND A. & RUTH L. VAN ORDER

5413 SHASTA WAY

KLAMATH FALLS, OREGON 97601

RAYMOND A. VAN ORDER & RUTH L. VAN ORDER, TRUSTEES  
VAN ORDER LOVING TRUST DATED 3/29/95

5413 SHASTA WAY

KLAMATH FALLS, OREGON 97601

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.

711 BENNETT AVENUE

MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):

RAYMOND A. VAN ORDER & RUTH L. VAN ORDER

5413 SHASTA WAY

KLAMATH FALLS, OREGON 97601

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.

TITLE  
Deputy.



## EXHIBIT "A"

## PARCEL 1:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes.

## PARCEL 2:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 110.33 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 110.33 feet to the point of beginning.

EXCEPTING THEREFROM Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

EXCEPTING THEREFROM the West 5 feet thereof, conveyed for road purposes. *JS*

CODE 41 map 3809-35DD TL 1400  
CODE 41 map 3809-35DD TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Smith the 6th day  
of April A.D., 19 95 at 9:48 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 8461

FEE \$35.00

Bernetha G. Letsch, County Clerk

By *Synette H. H. H.*