

13230 96 FEB 12 AIO-31

WARRANTY DEED

Vol 96 Page 3935



KNOW ALL MEN BY THESE PRESENTS, That Harry Lee Bonner and Gracie Irene Bonner,
also known as Harry L. Bonner and Gracie I. Bonner*

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roy R. McCaul and Ella P. McCaul, husband and wife, as to an undivided one-half interest and Calvin C. Bonner**
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 attached as Exhibit A

**and Brenda M. Bonner, husband and wife, as to an undivided one-half interest.

*Acquired title as Harry Lee Bonner; actual legal name is Harry Leo Bonner

(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 \$45,000.00, balance 0
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.)

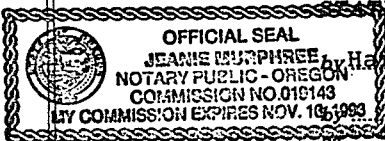
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; 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.

Harry Leo Bonner
Harry Lee Bonner
Harry Lee Bonner

X
Gracie Irene Bonner



STATE OF OREGON, County of Lane ss.
This instrument was acknowledged before me on 02-09-, 1996,
Harry Leo Bonner proved by satisfactory evidence.
This instrument was acknowledged before me on _____, 19____,

- (1) Roy R. McCaul
- (2) Ella P. McCaul
- (3) Calvin C. Bonner
- (4) Brenda M. Bonner

Jeanie Murphree
Notary Public for Oregon
My commission expires 11-16-96

<u>Harry R. Bonner</u> <u>24710 NORRIS LN</u> <u>JUNCTION CITY, OR 97448</u> <small>Grantor's Name and Address</small>	SPACE RESERVED FOR RECORDER'S USE
<u>Roy R. McCaul</u> <u>24710 NORRIS LN</u> <u>JUNCTION CITY, OR 97448</u> <small>Grantor's Name and Address</small>	
<small>After recording return to (Name, Address, Zip):</small> <u>Roy R. McCaul</u> <u>24710 NORRIS LN</u> <u>JUNCTION CITY, OR 97448</u>	
<small>Until requested otherwise send all tax statements to (Name, Address, Zip):</small> <u>Roy R. McCaul</u> <u>24710 NORRIS LN</u> <u>JUNCTION CITY, OR 97448</u>	

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 _____ and/or as fee/tile/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.
By _____, Deputy.

PARCEL A

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point, being the South quarter corner of said Section 30, a 2 $\frac{1}{2}$ " brasscapped steel pipe; thence along the South line of Section 30, North 89° 04' 28" West 930.70 feet to a point, a #5 steel rod; thence along a line parallel with US Highway 97, North 25° 15' East 104.5 feet to a point, a #5 steel rod; thence along a line parallel with the South line of Section 30, North 89° 04' 28" West 128.7 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 168.8 feet to a point, a #8 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 37.0 feet to a point, a 1 $\frac{1}{2}$ " axle; thence along a line parallel with Main Street projected, North 39° 03' 24" East 299.63 feet to a point, a 1 $\frac{1}{2}$ " pipe; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 302.2 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 545.01 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 219.85 feet to a point along the Center quarter line of Section 30, a #5 plastic-capped steel rod; thence along the Center quarter section line, South 00° 03' 19" East 593.11 feet to the point of beginning.

PARCEL B

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point, a #5 plastic-capped steel rod, from which the South quarter corner of said Section 30 bears South 13° 10' 35" East 751.42 feet; thence along a line parallel with Main Street projected, South 39° 03' 24" West 345.01 feet to a point, a #5 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 202.2 feet to a point, a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 345.2 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 202.2 feet to the point of beginning.

continued ...

PARCEL C

A parcel of land situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point, a #4 steel rod, from which the South quarter corner of said Section 30 bears South 19° 17' 05" East 876.81 feet; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 49.87 feet to a point, a #5 plastic-capped steel rod; thence along a line parallel with Main Street projected, South 39° 03' 24" West 77.64 feet to a point, a #5 steel rod; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 357.4 feet to a point, a 3/4" pipe; thence North 41° 47' 01" East 146.67 feet to a point, a 3/4" pipe; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 99.92 feet to a point, a #5 plastic-capped steel rod; thence along the Southeast line of Main Street projected, North 39° 03' 24" East 51.06 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 120.0 feet to a point, a #4 steel rod; thence along a line parallel with Main Street projected, South 39° 03' 24" West 50.0 feet to a point, a #4 steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 100.0 feet to a point, a 5/8" bolt; thence along a line parallel with Main Street projected, North 39° 03' 24" East 5.0 feet to a point, a #5 plastic-capped steel rod; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 279.75 feet to a point, a #4 steel rod; thence along a line parallel with Main Street projected, South 39° 03' 24" West 75.26 feet to the point of beginning.

STATE OF OREGON,
County of Klamath

Filed for record at request of

on this 17th day of Jan A.D. 19 84

at 3:42 o'clock P M, and duly

recorded in Vol. M84 of Deeds

Page 954

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 16.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Roy McCaul
of Feb A.D. 19 96 at 10:31 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 3935

FEE \$40.00

Bernetha G. Letsch, County Clerk

By [Signature]