



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045000  
AFTER RECORDING RETURN TO:

O. Jeffery LeRoy

8320 Keller Road  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE ABOVE ADDRESS.

JOHN E. BONNER and JANE E. BONNER, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to O. JEFFERY LE ROY,  
a single person, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

SUBJECT TO a 30-foot wide easement for ingress and egress for a  
road and utility easement over the north 30 feet and east 30  
feet of Parcel 2 of the above described property for the  
benefit of the following described property:

The E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2  
NE 1/4 of Section 18, Township 39 South, Range 10 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPT a tract of land situated in the E 1/2 W 1/2 NE  
1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section  
18, Township 39 South, Range 10 East of the Willamette Meridian,  
in the County of Klamath, State of Oregon, more particularly  
described as follows:

Beginning at the East 1/16 corner common to Section 7 and said  
Section 18; thence South 00 degrees 03' 03" West 1257.72 feet;  
thence South 89 degrees 53' 33" West 865.61 feet; thence North  
00 degrees 01' 43" East 1257.72 feet; thence North 89 degrees  
53' 33" East 866.10 feet to the point of beginning, with  
bearings and computations based on recorded Survey No. 2834.

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"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 30.390"

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, and will warrant  
and defend the same against all persons who may lawfully claim  
the same, except as shown above.

The true and actual consideration for this transfer is  
\$360,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29th day of July, 1996.

John E. Bonner  
JOHN E. BONNER

Jane E. Bonner by Johnny E. Bonner  
JANE E. BONNER by JOHNNY E.  
BONNER, her attorney in fact

STATE OF OREGON, County of Klamath)ss.

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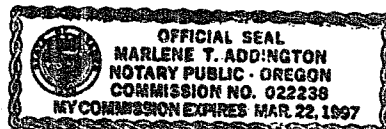
96 JUL 31 P3:49



WARRANTY DEED  
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On July 31, 1996, personally appeared the above named John F. Bonner for himself individually and as attorney in fact for JANE E. BONNER, and acknowledged foregoing instrument to be his voluntary act and deed and that of said principal.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



# EXHIBIT "A"

## PARCEL 1:

The E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPT a tract of land situated in the E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East 1/16 corner common to Section 7 and said Section 18; thence South 00 degrees 03' 03" West 1257.72 feet; thence South 89 degrees 53' 33" West 865.61 feet; thence North 00 degrees 01' 43" East 1257.72 feet; thence North 89 degrees 53' 33" East 866.10 feet to the point of beginning, with bearings and computations based on recorded Survey No. 2834.

## PARCEL 2:

A tract of land situated in the E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East 1/16 corner common to Section 7 and said Section 18, thence South 00 degrees 03' 03" West 1257.72 feet; thence South 89 degrees 53' 33" West 865.61 feet; thence North 00 degrees 01' 43" East 1257.72 feet; thence North 89 degrees 53' 33" East 866.10 feet to the point of beginning, with bearings and computations based on recorded Survey No. 2834.

CODE 198 MAP 3910-1800 TL 200  
CODE 198 MAP 3910-1800 TL 300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day of July A.D., 19 96 at 3:49 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 23275

FEE \$35.00

Bernetha G. Letsch County Clerk  
By Ruth Ann Ross