

NA

33161

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS E. and JUDY M. BOLLING
FOR THE SUM OF SIX THOUSAND DOLLARS and NO/100

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL T. and/or JEFFERY T. MAKINSON JOYCE ELIZABETH MAKINSON

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:

THE NORTH ONE ACRE OF THE SOUTH THREE ACRES OF THE FOLLOWING DESCRIBED TRACT. ALL THAT REAL PROPERTY DESCRIBED AS THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (E 1/2 NW 1/4 SW 1/4 SW 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE EIGHT (8) EAST OF THE WILLAMETTE MERIDIAN.

SUBJECT TO: EASEMENTS AND CONDITIONS OF RECORD. AN EASEMENT OF FIFTEEN (15) FEET WITH THE RIGHT OF DEDICATION FOR ROAD PURPOSES ALONG THE WESTERLY AND EASTERLY BOUNDARY OF SAID PROPERTY.

BUYER ALSO ASSUMES ALL TAXES ON THE PROPERTY.

(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 \$ 6,000.00

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). ⓪ (The sentence between the symbols ⓪, 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 6th day of December, 1996; 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.

Douglas E. Bolling

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on December 6, 1996,

by Douglas E. Bolling

This instrument was acknowledged before me on December 6, 1996,

by Paul T. Makinson

as

of



Leah E. McGee

Notary Public for Oregon
My commission expires September 11, 1998

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of February, 1997, at 1:08 o'clock P.M., and recorded in book/reel/volume No. M97 on page 5166 and/or as fee/file/instrument/microfilm/reception No. 33161, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Letitia Ross, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Douglas E. Bolling
Judy M. Bolling
1900 Ashwood Ct. #855 Eugene, OR 97402

Grantor's Name and Address
Paul T. Makinson Jeffery T. Makinson
148 Agape Ct. Springfield, Oregon
Roseburg, Or. 97470

Grantee's Name and Address
After recording return to (Name, Address, Zip):
Paul T. Makinson
148 Agape Ct.
Roseburg, Oregon 97470

Until requested otherwise send all tax statements to (Name, Address, Zip):
PAUL T. MAKINSON
148 AGAPE CT.
ROSEBURG, OREGON 97470

Fee \$30.00

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