

37973

97 MAY 20 P3:47

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## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05046259  
AFTER RECORDING RETURN TO:

STONECREST HOMES  
7350 SOUTHSIDE BYPASS  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

HANK VAN HEYNINGEN AND VIVIAN I. VAN HEYNINGEN, hereinafter  
called GRANTOR(S), convey(s) to STONECREST HOMES, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 17, Block 36, KLAMATH RIVER ACRES SIXTH ADDITION, in the  
County of Klamath, State of Oregon.

CODE 52 MAP 3907-25A0 TAX LOT 3300

"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

1) Covenants, conditions, restrictions, reservations,  
rights, rights of way and easements of record, if any, and  
apparent upon the land.

2) County Lien of the County of Klamath, which Lien the  
Grantee herein DOES NOT agree to assume and pay and Grantors  
hold Grantee harmless therefrom, and Grantors hereby state that  
this Lien shall be paid in full prior to, or at the time of,  
payment in full of the All-inclusive Trust Deed which is  
recorded simultaneously and immediately after this Deed.

3) Trust Deed, including the terms and provisions thereof,  
recorded December 27, 1993, Book M-93, Page 34721, Klamath  
County, Oregon, which Trust Deed the Grantee herein DOES NOT  
agree to assume and pay and Grantors hold Grantee harmless  
therefrom and Grantors hereby state that this Trust Deed shall  
be paid in full prior to, or at the time of, payment in full of  
the All-inclusive Trust Deed which is recorded simultaneously  
and immediately after this Deed.

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  
\$13,500.00.

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 15th day of May, 1997.

Hank Van Heyningen  
HANK VAN HEYNINGEN

Vivian I. Van Heyningen  
VIVIAN I. VAN HEYNINGEN

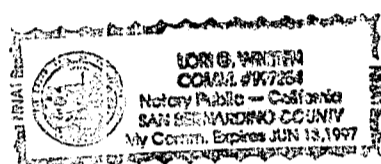
STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) ss.

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On MAY 16, 1997 before me,  
LORI G. WIKSTEN, NOTARY PUBLIC personally appeared  
VIVIAN J. VAN HEYNINGEN

~~personally known to me~~ (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized  
capacity(ies), and that by ~~his/her/their~~ signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature Lori G. Wiksten  
My commission expires: 6-13-97



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of SAN BERNARDINO

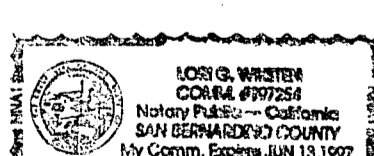
On 5-16-97 before me, LORI G. WIKSTEN, NOTARY PUBLIC  
Date Notary Name and Title i.e. Jane Doe, Notary Public

personally appeared HANK VAN HEYNINGEN  
Name of Signers

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to  
be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her/their~~  
authorized capacity(ies), and that by ~~his/her/their~~  
signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted,  
executed the instrument.

WITNESS my hand and official seal.

Lori G. Wiksten  
Signature of Notary Public



15497

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day  
of May A.D., 19 97 at 3:47 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 15495.

FEE \$40.00

Bernetha G. Letsch, County Clerk  
by Kathleen Rose