

'97 JUL 18 P3:26



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046433
AFTER RECORDING RETURN TO:ROBERT R. BACON
SIO KLAMATH DIV.
KLAMATH FALLS, OR 97601

Aspen Title & Escrow

 on this 18th day of July A.D., 1997
 at 3:26 o'clock P. M. and duly recorded
 in Vol. M97 of Deeds Page 22777
 Bernetha G. Letsch, County Clerk
UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Rose
Fee, \$30.00 DeputyLEE A. VAN WINKLE, hereinafter called GRANTOR(S), convey(s) to
ROBERT R. BACON, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Parcel #1 of Land Partition 29-97, situated in the Town of
Bonanza, in the w 1/2 NW 1/4 of Section 10, Township 39 South,
Range 11 East of the Willamette Meridian, in the County of
Klamath, State of Oregon."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 \$36,000.00.

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 1st day of July, 1997.

LEE A. VAN WINKLE

STATE OF OREGON, County of)ss.

On this 9 day of July, 1997,Personally appeared the above named Lee A. Van Winkle and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me:
Notary Public for Oregon
My Commission Expires: April 10, 2000