



51098

98 JAN -5 P3:14

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WARRANTY DEED

ATC #03046911
AFTER RECORDING RETURN TO:
BILL & DIANE VAN DUSEN
5655 Haskins Rd.
Bonanza, OR 97623

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

LAWRENCE LEE EDWARDS AND SHARON LEE EDWARDS, hereinafter called
GRANTOR(S), convey(s) and warrants to BILL G. VAN DUSEN and
DIANE M. VAN DUSEN, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The S 1/2 of the NW 1/4 of the NW 1/4 of the SW 1/4 of Section
18, Township 38 South, Range 11 East of the Willamette Meridian,
in the County of Klamath, State of Oregon.

CODE 36 MAP 3311-1800 TL 1100

"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, contracts and/or
liens for irrigation and/or drainage,

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
\$15,000.00.

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 12-30-97 day of December, 1997.

Lawrence Lee Edwards
LAWRENCE LEE EDWARDS

Sharon Lee Edwards
SHARON LEE EDWARDS

STATE OF OREGON, County of Klamath)ss.

On December _____, 1997, personally appeared LAWRENCE LEE
EDWARDS AND SHARON LEE EDWARDS who acknowledged the foregoing
instrument to be their voluntary act and deed.

Notary Public for _____
My Commission Expires: _____

ALL-PURPOSE ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On 12/30/97 before me, *THEA L DAVIS*

notary public,

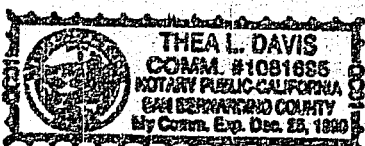
personally appeared *LAWRENCE LEE EDWARDS AND SHARON LEE EDWARDS*

~~XX 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.

Official Notary Seal

Signature of Notary:

Thea L Davis

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICERS
 Title(s):
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Title Or Type Of Document:
 WARRANTY DEED

Number Of Pages:

1

Date Of Document:

12/30/97

Signer(s) Other Than Named Above:

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
 of January A.D., 19 98 at 3:14 o'clock P M., and duly recorded in Vol. M98
 of Deeds on Page 212

FEE \$35.00

Bernetha G. Leysch, County Clerk
 By Kathleen Ross