

52927

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STANLEY C. MASTEN, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOM DeJONG, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, end State of Oregon, described as follows, to-wit:

The S₁S₂N₁ of Section 15; the W₁NW₁ AND That part of the NW₁SW₁ lying North of the County Road in Section 22; that portion of the S₂NE₁ and Lots 3 and 4 of Section 21 lying North of the County Road; all in Township 39 South, Range 11₁ East, Willamette Meridian.

Subject to Farm Land Use Taxation and to any additional taxes which may be levied by reason of the land being disqualified for any reason whatsoever.

Subject to reservations and restrictions of record, easements and rights of way of record and those apparent on the land; acreage and use limitations under the provisions of United States statutes and regulations issued thereunder; and to rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 except as hereinabove set forth;

and that grantor will warrant and forever defend the said 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 \$ 325,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the marks if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of Sept., 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath.
30, 1975.

Personally appeared the above named
STANLEY C. MASTEN, JR.

and acknowledged the foregoing instrument
his voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 1/11/79.

STATE OF OREGON, County of _____ ss.
19.

Personally appeared _____
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____,

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in behalf
of said corporation by authority of its board of directors, and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

AMERITITLE has recorded this
instrument by request as an accommodation only,
and has no retained interest in the land or sufficiency
of title to the effect upon the title to any real property
that may be described therein.

GRANTEE'S NAME AND ADDRESS:

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

TOM DeJONG

P.O. Box 217

Bonanza, OR 97623

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDED USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the
9th day of February, 19 78,
at 3:46 o'clock P.M., and recorded
in book M98 on page 4258 or as
file/reel number 52927
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer

Fee: \$30.00 By Deputy