



MTZ-65178UV

Vol M04 Page 43949

State of Oregon, County of Klamath
Recorded 07/06/2004 10:55a m
Vol M04 Pg 43949-51
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

THIS SPACE RESERVE

After recording return to:
Dennis R. Vader

1118 Savage Creek Road
Grants Pass, OR 97527

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

Dennis R. Vader
1118 Savage Creek Road
Grants Pass, OR 97527

Escrow No. MT65178-TA

STATUTORY WARRANTY DEED

Gerrit J. Roeloffs and Sheryl A. Roeloffs, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Dennis R. Vader**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as Lot 5, Block 31, and the West 12.50 feet of Lot 4, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod marking the Northwest corner of Block 31, of the Grandview Addition; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod marking the intersection of the said Northerly right of way of the alley and the Easterly right of way of North 6 Avenue; thence Northerly along the said Easterly right of way of North 6 Avenue a distance of 127.00 feet to the point of beginning.

TAX ACCOUNT 3911-010BC-01000-000 KEY #605759

PARCEL 2:

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 37.50 feet of Lot 4, Block 31 and the West 25.00 feet of Lot 3, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition, lies Westerly along the Southerly right of way of High Street a distance of 62.50 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence

3/00 km

Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

TAX ACCOUNT #3911-010BC-01001-000 KEY#886221

PARCEL 3:

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 25.00 feet of Lot 3, Block 31 and the West 37.5 feet of Lot 2, Block 31 of the said Grandview Addition, more particularly described as follows:

(Parcel 3 continued)

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition; lies Westerly along the Southerly right of way of High Street a distance of 125.00 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

TAX ACCOUNT # 3911-010BC-01002-000 KEY# 886222

PARCEL 4:

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the West 12.50 feet of Lot 2, Block 31 and Lot 1, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition lies Westerly along the Southerly right of way of High Street a distance of 187.50 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod marking the intersection of the said Southerly right of way of High Street and the Westerly right of way of North 5th Avenue; thence Southerly along the Westerly right of way of North 5th Avenue a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

TAX ACCOUNT #3911-010BC-01003-000 KEY # 886224

Tax Account No:	3911-010BC-01000-000	Key No:	605759
Tax Account No:	3911-010BC-01001-000	Key No:	886221
Tax Account No:	3911-010BC-01002-000	Key No:	886222
Tax Account No:	3911-010BC-01003-000	Key No:	886224

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$24,000.00.**

43951

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.

Dated this 1 day of July, 2004

Gerrit J. Roeloffs
Gerrit J. Roeloffs

Sheryl A. Roeloffs
Sheryl A. Roeloffs

STATE OF CALIFORNIA

COUNTY OF Del Norte^{ss.}

On July 1, 2004, 2004 before me, Mary A Zeck Notary Public personally appeared Gerrit J. Roeloffs and Sheryl A. Roeloffs 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 executed the same in authorized capacity(ies), and that by signatures(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 Mary A Zeck

