

05 MAR 7 AM 10:55

Vol M05 Page 14946

After Recording Return to:

TOWN OF BONANZA
P.O. Box 297
BONANZA, OR 97102

State of Oregon, County of Klamath
Recorded 03/07/2005 10:58 a m
Vol M05 Pg 14946-47
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the entity and address shown above.

Aspen 60896ma
WARRANTY DEED
(INDIVIDUAL)

STEVEN W. CASEBEER and ALICE CASEBEER, husband and wife, herein called Grantors, convey(s) to TOWN OF BONANZA, an Oregon Municipal Corporation, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$5,000.00.
(here comply with the requirements of ORS 93.930)

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 February 25, 2005.

Steven W. Casebeer
STEVEN W. CASEBEER
Alice Casebeer
ALICE CASEBEER

STATE OF OREGON, County of Klamath) ss.

On February 28th, 2005, personally appeared the above named STEVEN W. CASEBEER and ALICE CASEBEER and acknowledged the foregoing instrument to be their voluntary act and deed.

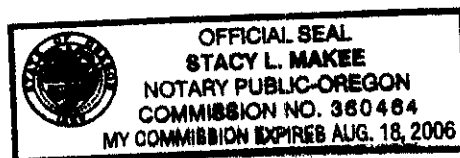
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060896

Before me, Stacy L. Makee
Notary Public for Oregon
My commission expires: August 18, 2006

Official Seal



26 #

Exhibit A

PARCEL 1:

Lot 1, Block 16, BONANZA FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

LESS the West 10 feet thereof.

CODE 011 MAP 3911-010CA TL 02500 KEY #606240

PARCEL 2:

Lots 7 through 12, inclusive and the N 1/2 of vacated alley adjoining and the North 135 feet of vacated Park Avenue adjoining, Block 50, vacated BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 011 MAP 3911-009DO TL 01200 KEY #605571