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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



TOM G. TENOLD  
31771 CLAY ST. P.O. Box 403  
BONANZA OR. 97623

Grantor's Name and Address

STEPHEN M. GONYEA  
P.O. Box 197  
YUCCA AZ 86438

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

TOM G. TENOLD

Until requested otherwise, send all tax statements to (Name, Address, Zip):

TOM G. TENOLD

2011-004740

Klamath County, Oregon



00100354201100047400030038

SPACE RESI

04/13/2011 11:19:33 AM

Fee: \$47.00

FOR  
RECORDER'S

## WARRANTY DEED

SMG

KNOW ALL BY THESE PRESENTS that

TOM G. TENOLD STEPHEN M. GONYEA

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by TOM G. TENOLD

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 (if no exceptions, so state):

THOSE OF RECORD

and that grantor will warrant and forever defend the 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 \$ 85,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on 10-16-04; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Stephen M. Gonyea

Tom G. Tenold

STATE OF OREGON County of Klamath

This instrument was acknowledged before me on

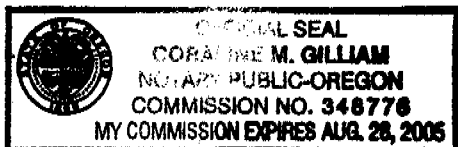
by Carol M. Gonyea

This instrument was acknowledged before me on

by

as

of



Coraline M. Gilliam  
Notary Public for Oregon  
My commission expires 8-28-05

**EXHIBIT A****LEGAL DESCRIPTION:**

Beginning at a point 66 feet North and 35 feet West of Northwest corner of Lot 6, Block 15 of First Addition to Bonanza; thence North 560 feet; thence East 1092 feet; thence South 214.5 feet; thence East 100 feet; thence South 20 feet, more or less, to the Northwest corner of Lot 1, Block 22; thence Southwesterly to Southwest corner of said Lot 1, Block 22; thence Northwesterly parallel with North side of Lot 9 Block 22, 226 feet; thence Southwesterly along Northwest side of Minna Street 500 feet to North side of Modoc Street; thence West 430 feet; thence North 140 feet; thence West 120 feet; thence South 140 feet; thence West 153 feet, more or less, to point of beginning, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING the following described parcel conveyed by Paul E. Riffice and Kathryn L. Riffice, husband and wife, to Ivan L. Ruff and Maria A. Ruff, husband and wife, by Deed dated April 21, 1972, recorded in Volume M72 page 4631, records of Klamath County, Oregon; thence South 200 feet of the East 130 feet of the West 403 feet of the following described parcel:

Beginning at a point 66 feet North and 35 feet West of Northwest corner of Lot 6 Block 15 of First Addition to Bonanza; thence North 560 feet; thence East 1092 feet; thence South 214.5 feet; thence East 100 feet; thence South 20 feet, more or less, to the Northwest corner of Lot 1 Block 22; thence Southwesterly to Southwest corner of said Lot 1 Block 22; thence Northwesterly parallel with North side of Lot 9 Block 22, 226 feet; thence Southwesterly along Northwest side of Minna Street, 500 feet to the North side of Modoc Street; thence West 430 feet; thence North 140 feet; thence West 120 feet; thence South 140 feet; thence West 153 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM Beginning at a point 120 feet East and 66 feet North of the Northwest corner of Book 15 of First Addition to the Town of Bonanza, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence, running North 140 feet; thence East 120 feet; thence South 140 feet; thence West 120 feet to the point of beginning, being a part of the NE 1/4 of the SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian.

EXCEPTING THEREFROM A parcel of land in the NE 1/4 of the SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Deed Volume M87 page 9081, Klamath County Deed Records, lying Southeasterly of the Horsefly Irrigation District 50 foot wide canal right of way as described in Volume 275 page 135 and North of a 120 feet by 140 feet parcel of land described in Volume 269 page 592 and Volume 99 page 438, and Westerly of that parcel of land described in Volume M72 page 4631 all in deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM A parcel of land located in NE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Volume M87 page 9081, Klamath County Deed Records, lying Northerly and Westerly of the Horsefly Irrigation District 50 foot wide canal right of way as described in Volume 275 page 135, Deed records of Klamath County, Oregon.

APN: 605991

Statutory Warranty Deed  
- continued

File No.: 7021-168967 (SAC)  
Date: 05/14/2003

SAVING AND EXCEPTING any portion thereof lying within that parcel of land described in Volume 269 at page 592 and Volume M72 page 4631, Deed records of Klamath County, Oregon.

TOGETHER with a 1969 Starc Manufactured Home, Serial # 63CK2T0739, Plate # X71885.