

49693

VOL. 71 PAGE

2179

STEVENS-HESS LAW PUB. CO., PORTLAND, ORE.

1967

KNOW ALL MEN BY THESE PRESENTS, That EVERETT R. DENNIS and FRANCES DENNIS, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES R. HAKANSON and STEPHANIE R. HAKANSON, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  in Section 14, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at the Northwest corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section; thence South 30 feet; thence East 100 feet to the true point of beginning; thence South 100 feet; thence East 110 feet; thence North 100 feet; thence West 110 feet to the true point of beginning.

Subject to building restrictions in agreement Recorded July 11, 1950 in Deed Volume 240 at Page 150; a modification of the above instrument was recorded on Dec. 24, 1952 in Deed Volume 258 at Page 347.

This property is within the boundaries of the South Suburban Sanitary District, and is subject to the regulations, liens, assessments and laws relating thereto.

Existing pavement lien has been paid in full, but this property will be subject to any future paving of street improvements.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole.

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 11 day of March, 1971.

Everett R. Dennis  
Frances Dennis

STATE OF OREGON, County of Klamath, ss. March 11, 1971.  
Personally appeared the above named Everett R. Dennis and Frances Dennis, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Helen D. Boeckner,  
Notary Public for Oregon  
My commission expires 11/25/72

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

### Special WARRANTY DEED

EVERETT R. DENNIS and

FRANCES DENNIS, husband and wife

TO  
JAMES R. HAKANSON and

STEPHANIE R. HAKANSON h. & w.

AFTER RECORDING RETURN TO

JAMES R. HAKANSON  
2711 Madison St.,

Klamath Falls, Oregon 97601

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUNTIES  
WHERE  
USED.)

STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instrument was received for record on the 12th day of MARCH, 1971, at 11:38 o'clock A.M., and recorded in book M. 71 on page 2179. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel D. Dugan Deputy

FEE \$1.50