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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That T. H. HANSEN and KATHERINE M. HANSEN, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by DOUGLAS G. HANSEN and JUANITA HANSEN, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 60 feet of Lot Three (3) TONATEE HOMES, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Tonatee Homes.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 11, 1959 in Book 313, page 290, Deed Records.

Paragraphs 4 and 5 of said restrictions modified by instrument recorded June 17, 1959 in Deed Volume 313, page 355.

6. Setback provisions as delineated on the recorded plat.

7. Utility easements as delineated on the recorded plat 10 feet along back lot lines.

8. Deed of Trust from T. H. Hansen and Katherine M. Hansen, husband and wife, as Grantors, given to Klamath County Title Company as Trustee and Federal National Mortgage Association as Beneficiary, dated December 21, 1966, recorded December 30, 1966 in Book M-66 at page 12752, Record of Mortgages of Klamath County, Oregon, to secure the sum of \$12,300.00, which Trust Deed Grantees assume and agree to pay, the balance of which is approximately \$11,391.82.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantors will warrant and forever defend the above granted 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 \$11,391.82.

WITNESS Grantors' hands this 21 day of April, 1972.

T. H. Hansen  
Katherine M. Hansen

STATE OF OREGON       )  
                              ) ss.  
County of Klamath    )

Personally appeared the above named T. H. HANSEN and KATHERINE M. HANSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 21st day of April, 1972.

Ree. Kellum  
NOTARY PUBLIC FOR OREGON

My Commission expires: July 8, 1973

WARRANTY DEED, PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Juanita Hansen

this 25th day of April A. D., 19 72 at 10:46 o'clock A. M., and duly recorded in Vol. M.72, of Deeds on Page 4375

Fee \$ 4.00

WM. D. MILNE, County Clerk

By Carol Kellum