

23508

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES M. HANSEN and SHIRLEY A. HANSEN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY WETZEL, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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 NE $\frac{1}{4}$ NE $\frac{1}{4}$ and Lots 5 and 11 of Section 20, Township 41 South, Range 12 East of the Willamette Meridian. EXCEPTING portions thereof lying within existing roadways, ditches, canals and/or laterals; and Government Lots 19 and 20 of Section 17, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: 1. Assessments of Klamath Irrigation district; 2. Rights of the public in and to any portion of the herein described premises lying with the limits of roads or highways; 3. Right of way, including the terms and provisions thereof, recorded March 5, 1958 in Volume 298, Page 23, Deed Records of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 as shown herein

and that grantor will warrant and forever defend the said 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 \$180,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this day of December, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

JAMES M. HANSEN
SHIRLEY A. HANSEN

STATE OF OREGON,

County of Klamath } ss.
December 19 1976

Personally appeared the above named

James M. Hansen and Shirley A. Hansen

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-28-80

STATE OF OREGON, County of } ss.

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Wetzel
690 Black Oak #7
Medford, Oregon 97501

NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs
1225 Ferry St., S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of DECEMBER, 1976, at 2:54 o'clock P.M., and recorded in book M76 on page 20823 or as file/real number 43508.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Dray Deputy

FEE \$ 3.00