

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Land Heritage Corp.this 24th day of January A. D. 1980 at 9:49 o'clock A. M., andJuly recorded in Vol. M80, of Deeds on Page 1460

Wm D. MILNE County Clerk

Fee \$10.50

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

79772

WARRANTY DEED

Vol. 780 Page 1463

38-20708

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

KNOW ALL MEN BY THESE PRESENTS, That ROOKSTOOL-HANSEN REAL ESTATE CO.,  
an Oregon Corporationhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
PATRICK S. McCANN, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:A portion of Lots 5 and 6 of said Block 125, in the County of  
Klamath, State of Oregon, more particularly described as follows:Beginning at the Southeast corner of Lot 6 in the Subdivision of  
Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON;  
thence Southwesterly along the Southerly line of Lots 6 and 5 of  
said Block 125 a distance of 40 feet; thence Northwesterly to a  
point on the North line of said Lot 6 which is 39 feet East of  
the Northwest corner thereof; thence East 70.3 feet, more or  
less, to the Northeast corner of said Lot 6; thence Southerly  
142 feet, more or less, to the point of beginning.

(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  
above stated, & liens, assessments, rules & regulations for irrigation,  
drainage & sewage, & reservations, restrictions, easements & rights of  
way of record & those apparent on the land, 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 \$ 23,500.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~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 23 day of January, 19 80,  
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)

STATE OF OREGON,

County of \_\_\_\_\_, ss.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

ROOKSTOOL-HANSEN REAL ESTATE CO.  
4747-A South 6th Street  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

PATRICK S. McCANN

After recording return to:

First National Bank of Oregon  
Klamath Falls RELO-P.O. Box 1936  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

PATRICK S. McCANN  
2431 Orchard Avenue  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

ROOKSTOOL-HANSEN REAL ESTATE CO., an  
Oregon Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_

STATE OF OREGON, County of Klamath, ss.  
January 23, 19 80Personally appeared RONALD J. HANSEN and  
DONNA L. ROOKSTOOLeach for himself and not one for the other, did say that the former is the  
RONALD J. HANSEN president and that the latter is the  
DONNA L. ROOKSTOOL secretary of ROOKSTOOL-HANSEN  
REAL ESTATE CO.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 be-  
half 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: 2-3-80

STATE OF OREGON,

County of Klamath, ss.I certify that the within instru-  
ment was received for record on the  
24th day of January, 19 80,  
at 11:19 o'clock AM, and recorded  
in book/reel/volume No. M80 on  
page 1463 or as document/fee/file/  
instrument/microfilm No. 79772,  
Record of Deeds of said county.Witness my hand and seal of  
County affixed.

Wm. D. Milne

NAME

TITLE

By: Samuel H. Hetch Deputy

Fee \$3.50