

1-1-74

31328

WARRANTY DEED

Vol. M83 Page 20898

KNOW ALL MEN BY THESE PRESENTS, That
James S. Wolfgram and Michele F. Wolfgram
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Larry A. Hanon and Patricia Hanon, husband and wife
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:
That Portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 7 Township 38 South Range 9 E.W.M.
more particularly described on the reverse.

Subject to reservations, restrictions, rights of way of record and those
apparent upon the land and TRUST DEED, including the terms and provisions
thereof executed by Grantors herein, to John R. Miller as beneficiary,
dated September 15, 1982, recorded September 15, 1982 in Vol M82 page 12301,
which said TRUST DEED Grantees herein agree to assume and pay.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

(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

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 \$ 36,000.00
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.)
part of the 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 1st day of December, 1983;
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 S. Wolfgram
by: Michele F. Wolfgram
his attorney in fact

Michele F. Wolfgram
Michele F. Wolfgram
STATE OF OREGON, County of _____, 19____ ss.

STATE OF OREGON,
County of Klamath
December 1, 1983

Personally appeared the above named
Michele F. Wolfgram

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-5-87

Personally appeared _____ and
_____, 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 _____

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:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
4423 Shasta Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Grantee
same Rt 5 P.O. 1070
Klamath Falls, OR
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, _____ ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By _____ Deputy

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A parcel of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the center of said Section 7, thence North 89°49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6°02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89°49' West, 486.54 feet; thence South 6°02' West 90.0 feet; thence South 89°49' East 486.54 feet to the West line of the said Highway; thence North 6°02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6°02' East from a point on the Section line between Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89°49' West from the 1/4 section corner between Sections 7 and 18; running thence North 89°49' West 486.54 feet; thence North 6°02' East 90.0 feet; thence South 89°49' East 486.54 feet; thence South 6°02' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly Dalles-California Highway), said point being North 06°02'00" East 1626.81 feet from a point which is North 89°41'21" West, 770.34 feet from the 1/4 corner common to Sections 7 and 18 of said township and range; thence North 89°49'00" West 243.27 feet, along the South line of that property described in Klamath County Deed records Volume M80 page 9997, to the true point of beginning of this description; thence North 89°49'00" West 243.27 feet; thence North 06°02'00" East 180.00 feet; thence South 89°49'00" East 243.27 feet; thence South 06°02'00" West 180.00 feet to the true point of beginning.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 1st day of December, 19 83 personally appearedMichelle F. Wolfgramwho, being duly sworn (or affirmed), did say that he is the attorney in fact forJames S. Wolfgram

and

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me

[Signature]
Notary Public for Oregon
My commission expires 8-5-87

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 7th day of December A.D., 19 83 at 10:54 o'clock A M, and duly recorded in Vol M83, of Deeds on page 20898.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 8.00by [Signature] deputy