

35473

ATC - 5-27451

WARRANTY DEED (INDIVIDUAL) Vol. 184 Page 6036

DIANE ANDERSON

STEPHEN T. HOAR and WENDY JO HOAR, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 12,886.69 .

Dated this 11th day of April, 1984.

Diane Anderson

STATE OF OREGON, County of Klamath) ss.

On the 11TH day of April, 1984 Diane Anderson personally appeared the above named instrument to be her voluntary act and deed. and acknowledged the foregoing

Before me:

Susan A. Latke
Notary Public for Oregon

My commission expires: 11-2-86

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:
MR. & MRS. STEPHEN T. HOAR
511 PELICAN STREET
KLAMATH FALLS, ORE. 97601

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M. and recorded in book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

EXHIBIT "A"

That part of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly line of Ninth Street, 52 feet Northwesterly of the Easterly corner of Lot 1, Block 65; thence Southwesterly parallel with Franklin Street (now Grant Street) 86 feet; thence Northwesterly parallel with Ninth Street 52 feet; thence Northeasterly parallel with Franklin Street (now Grant Street) 86 feet; thence Southerly along the line of Ninth Street, 52 feet to the point of beginning.

SUBJECT TO:

1. Subject to easement of right of way of ingress and egress reserved in Book 119 at page 199, Deed Records of Klamath County, Oregon.
2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$13,000.00

Dated	: January 6, 1984	Book: M-84 Page: 327
Recorded	: January 6, 1984	
Trustor	: Diane Anderson	
Trustee	: Neal H. Bell	
Beneficiary	: Pacific West Mortgage Co., an Oregon Corporation	

The above trust deed was assigned by instrument
 Recorded : January 27, 1984 Book: M-84 Page: 1512
 To : Janet Klopfenstein
 which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH:ss
 I hereby certify that the within instrument was received and filed for record on the 12th day of April A.D., 19 84 at 10:35 o'clock A M, and duly recorded in Vol M84, of Deeds on page 6036.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy