

35914

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. M84 Page 6803

**KNOW ALL MEN BY THESE PRESENTS, That** LAVERNE L. HANKINS and CHRISTINE Y. HANKINS, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LINDEN L. HANKINS  
 and HELEN K. HANKINS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

# MOUNTAIN TITLE COMPANY INC.

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 set forth on the reverse of this deed and those of record or apparent upon the land as of the date of this deed,

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 \$ 200,000.00  
 However, the actual consideration consists of or includes other property or value given or promised which is 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 24th day of April, 1984;  
 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 Klamath

April 24th, 1984 ss.

Personally appeared the above named  
Laverne L. Hankins and Christine Y. Hankins

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

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Laverne L. Hankins  
 Laverne L. Hankins

Christine Y. Hankins  
 Christine Y. Hankins  
 STATE OF OREGON, County of Klamath

Personally appeared \_\_\_\_\_, 19\_\_\_\_ ss.

\_\_\_\_\_ and  
 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)

Laverne L. Hankins & Christine Y. Hankins

Christine Y. Hankins  
 GRANTOR'S NAME AND ADDRESS

Linden L. Hankins & Helen K. Hankins  
P.O. Box 323  
Bonanza, Oregon 97623  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

I certify that the within instru-  
 ment was received for record on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

MOUNTAIN TITLE COMPANY INC.

DESCRIPTION

E-6804

PARCEL 1:

Those portions of Government Lot 1, Government Lot 2, and the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 18, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Master Drain and North of a diagonal drain as the same are presently located and constructed.

PARCEL 2:

Those portions of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Buck Creek Canal as the same is presently located and constructed.

EXCEPTING THEREFROM the following:

A one acre portion of land located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  Of Section 7, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at a point on the South line of SE $\frac{1}{4}$ SW $\frac{1}{4}$  which lies distant 540 feet from the Southwest corner of said "40" and running thence North at right angles to said South line 208  $\frac{3}{4}$  feet; thence East parallel with said South line 208  $\frac{3}{4}$  feet; thence South at right angles to said South line 208  $\frac{3}{4}$  feet to said South line; thence Westerly 208  $\frac{3}{4}$  feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as farm use land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Subject to any adverse claim based on the assertion that the location of Buck Creek Canal, Master Drain and the diagonal drain have moved.
4. Right of way for roads, and ditches for irrigation and/or drainage, from Horsefly Irrigation District to L. M. Hankins and Jessie Hankins, husband and wife, as contained in instrument recorded January 5, 1938 in Volume 113, page 561, Deed Records of Klamath County, Oregon.

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 25th day of April A.D., 1984 at 10:57 o'clock A M, and duly recorded in Vol M84, of Deeds on page 6803.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 8.00

by: Ram Smith, Deputy