

KNOW ALL MEN BY THESE PRESENTS, That THOMAS B. CARNAHAN III and ELIZABETH A. CARNAHAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD D. HANSETH and LOIS A. HANSETH, husband and wife, 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:

Lots 29 and 30, Block 2, TRACT 1002 LAWANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(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 on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed

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 \$ 72,500.00. 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 92.030.)

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 8th day of March, 1985; 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

3/8, 1985

Elizabeth A. Carnahan
Thomas B. Carnahan III
By: Elizabeth A. Carnahan, attorney-in-fact
for Thomas B. Carnahan III) ss.
STATE OF OREGON, County of) ss.
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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

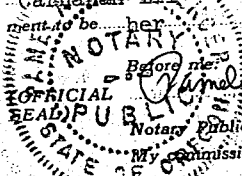
a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:



Thomas B. Carnahan III & Elizabeth A. Carnahan

GRANTOR'S NAME AND ADDRESS

Richard D. Hanseth and Lois A. Hanseth
5515 Sierra Ct.
Klamath Falls, OR 97601

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

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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SUBJECT TO:

3516

1. Right of Way, created by instrument, including the terms and provisions thereof,
Recorded: March 20, 1926
Volume: 69, page 384, Deed Records of Klamath County, Oregon
In Favor of: California Oregon Power Company
For: Transmission lines
Affects: A portion of LaWanda Hills Tract 1002 (Blanket easement)
2. Agreement, including the terms and provisions thereof,
Recorded: April 27, 1940
Volume: 128, page 593, Deed Records of Klamath County, Oregon
Between: Grantors and Plevna District Improvement Company
3. Agreement, including the terms and provisions thereof,
Recorded: December 18, 1967
Volume: M67, page 9824, Microfilm Records of Klamath County, Oregon
Between: Grantors and Pacific Power and Light Company
(Blanket easement)
4. Subject to a 25 foot building setback from LaWanda Drive and Sierra Court as shown on dedicated plat.
5. Subject to an 8 foot public utilities easement over South-easterly lot lines as shown on dedicated plat.
6. Restrictions as contained in plat dedication, to wit:
"All sanitary facilities subject to the approval of the County Sanitarian; No residential buildings shall be constructed between main Plevna ditch and Highway 66; Drainage easements as shown on annexed plat; Any recorded protective covenants."
7. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded November 14, 1975 in Volume M75, page 14401, Microfilm Records of Klamath County, Oregon
8. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: February 14, 1977
Recorded: February 14, 1977
Volume: M77, page 2680, Microfilm Records of Klamath County, Oregon
Amount: \$34,200.00
Mortgagor: Randy D. McBride and Diana J. McBride, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M61317)
(Affects Lot 29)

THE GRANTEEES AS THEY APPEAR ON THE REVERSE OF THIS DEED AGREE TO ASSUME SAID MORTGAGE AND TO PAY SAID MORTGAGE IN FULL.

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 8th day of March A.D., 19 85 at 4:14 o'clock P M, and duly recorded in Vol M85, of Deeds on page 3515

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 9.00