

50621

K-37890  
**WARRANTY DEED**  
 (Statutory Form)

Vol. 1485 Page 10267

**GRANTOR:** HANS SCHARFF and JOSEPHINE SCHARFF, Husband and Wife

**CONVEYS AND WARRANTS TO**

**GRANTEE:** KJELL T. HANSEN and HENRIETTA V. HANSEN, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 104, Block 1 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**SUBJECT TO:**

1. Transmission line easement, including the terms and provisions thereof, given by Estelle Berry, aka Estelle M. Berry, a widow, to the United States of America, dated September 13, 1951, recorded October 9, 1951 in Volume 250 Page 282, Deed Records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, given by Jack C. Ecoff to United States of America, dated June 12, 1972, recorded June 30, 1972 in Volume M72, Page 7124, Deed Records of Klamath County, Oregon.
3. Reservations and Restrictions in Dedication & on the plat of Sun Forest Estates, Tract 1060.
4. Articles of Association of Sun Forest Estate Property Owners, including the terms and provisions thereof, dated September 7, 1972, recorded September 10, 1972 in Volume M72, Page 10581 Deed Records of Klamath County, Oregon.
5. Building and Use Restrictions for Sun Forest Estates dated May 8, 1972, recorded September 10, 1972 in Volume M72, Page 10585, 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.

The true and actual consideration for this transfer is \$ 3,500.00----

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: June 25, 1985.

**GRANTOR:**

*Hans Scharff*  
 Hans Scharff

*Josephine Scharff*  
 Josephine Scharff

Until a change is requested, all tax statements shall be sent to the following address: K. T. Hansen and Henrietta V. Hansen, 12612 N.E. 35th Court, Vancouver, WA 98686

STATE OF OREGON, County of

Date:

Personally appeared the above named

and acknowledged the foregoing instrument to be

voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires:

State of Oregon, County of

Date: **26 JUN 1985**

Personally appeared Hans Scharff and Josephine Scharff and acknowledge the foregoing to be their voluntary act and deed: ~~XXXXXX~~ Before me.

Notary Public for Oregon

My commission expires:

GARY H. BATES, 1st, USAF  
 397-52-2129, Legal Services Technician  
 Riverside, California 92503

**WARRANTY DEED**

SCHARFF TO HANSEN

AFTER RECORDING RETURN TO

Key Escrow Co.  
 P.O. Box 6178  
 Bend, OR 97708  
 ATTN: Linda

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee: \$5.00

Office of the State Judge Advocate, 1208 3rd St., Klamath, OR 97601 (10 USC 936)

certify that the within instrument was received for record on the 3rd day of July, 1985, at 10:59 o'clock

A.M., an. recorded in book M85 on page 10267

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

COUNTY CLERK

By *P. Smith*

DEPUTY.

Deeds

JUL 3 AM 10 59 '85

No. 27-8254