51843

AREA

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WARRANTY DEED (Statutory Form)

K-37992

DUANE G. FOUSIE and DONNA F. FOUSIE, husband and wife, Grantors, convey and warrant to MYRON A. HANNAGAN and ELAINE HANNAGAN, husband and wife and MARVIN L. TUTER and CYNTHIA S. TUTER, husband and wife, Grantees, the following described real property, situate in Klamath County, State of Oregon, free of encumbrances, except as specifically set forth herein:

PARCEL 1:

A tract of land situated in the NW¹/₄ of SE¹/₄ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as:

The South 120 feet of the West 150 feet of the following described property:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE[‡]; thence East along said line 653.6 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 217 feet and 10 inches thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 217 feet 10 inches to the point of beginning.

PARCEL 2:

A tract of land situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE[‡]; thence East along said line 653.6 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 217 feet and 10 inches; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 217 feet 10 inches to the point of beginning.

EXCEPTING THEREFROM the South 120 feet of the West 150 feet.

SUBJECT TO: contracts and/or liens for irrigation and/ or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

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 consideration for this transfer, stated in terms of dollars is NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being an exchange of property.

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DATED this 1 day of any -Manada alfana ana angla alabaga (1980-00 nanglasa ng nanglasan ang nang Duane

2th day of August , 1935, at 11:22 of lockA .S., and recorded to book masher 51863, Records of Gends of each County. Withous my hand and well of County affield.

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Evelvo Rye Evelyn Siehn, County Clerk

Donna ForFousier

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Fec: \$9.00

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Personally appeared the above-named DUANE G. FOUSIE and DONNA F. FQUSIE, husband and wife, and acknowledged the foregoing instrument to

be their voluntary act and deed.

unnel NOTARY PUBLIC FOR OREGON My Commission Expires:____

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Duane G. & Donna F. Fousie's collopend stad and molesculi of 4207 Greensprings of the statement molescole could a Klamath Falls, OR 9760124 add to dolete bostants on mole Klamath Falls, OR STATE OF OREGON

Grantee's Name and Address:

Myron A. & Elaine Hannagan Marvin L. & Cynthia S. Tuter General Downer P.O. Box 38 Bonanza, OR 97623 بر فرید کرد کرد کرد از فرید کرد کرد کرد ازار

After recording, return to: 5000

brantees

Until a change is requested, all tax statements shall be sent to: Same

County of Klamath) I certify that the within instrument was received for record on the 7th day of <u>August</u>, 1985, at <u>11:2</u>2 o'clockA_.M., and recorded in book on page 12461 or as file/reel number 51843, Records of Deeds of M85 said County. Witness my hand and seal of County affixed.

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By:

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Evelyn Biehn, County Clerk · the

Fee: \$9.00