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P-29700


**Haspen**  
 TITLE & ESCROW, INC.
Vol. 1486 Page 5411
**WARRANTY DEED (INDIVIDUAL)**

ANGELA R. CUNNINGHAM, formally known as ANGELA R. DUNN  
 convey(s) to DONNA M. HASBROUCK, hereinafter called grantor,  
 County of Klamath, State of Oregon, described as: all that real property situated in the

See Attached Exhibit "A" for Legal Description

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

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 \$ 61,500.00. However, the actual consideration is the sum of the consideration for the property and the consideration for the other property described in the deed.

In construing this deed and where the context so requires, the singular includes the plural. IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of April, 1986.

Angela R. Cunningham  
 Angela R. Cunningham, formally known  
 as Angela R. Dunn

STATE OF OREGON, County of Klamath ss.  
March 15 day of April, 1986.

Personally appeared the above named ANGELA R. CUNNINGHAM, formally known as ANGELA R. DUNN, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Harlene T. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-89

Angela R. Cunningham, formally known as Angela R. Dunn

GRANTOR'S NAME AND ADDRESS:

Donna M. Hasbrouck

GRANTEE'S NAME AND ADDRESS:

Donna M. Hasbrouck

P.O. Box 1524

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Donna M. Hasbrouck

P.O. Box 1524

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/folio/file/instrument/microfilm No. \_\_\_\_\_.

Record of Deeds of said county. Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence North 89° 55' East, a distance of 1,345.2 feet; thence North 00° 16' West, a distance of 2,187.00 feet to the Northwest corner of "First Addition to Moyina" Subdivision; thence North 89° 39' 30" East along the Northerly line of said subdivision a distance of 545.00 feet to a point marked by a  $\frac{1}{2}$  inch iron pin; thence North 00° 16' West a distance of 120.00 feet to a point marked by a  $\frac{1}{2}$  inch iron pin, said point also being the true point of beginning; thence continuing North 00° 16' West, a distance of 100.00 feet to a point marked by a  $\frac{1}{2}$  inch iron pin; thence South 89° 39' 30" West a distance of 125.00 feet to a point marked by a  $\frac{1}{2}$  inch iron pin; thence South 00° 16' East, a distance of 100.00 feet to a point marked by a  $\frac{1}{2}$  inch iron pin; thence North 89° 39' 30" East, a distance of 125.00 feet to the true point of beginning.

## SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M83 at page 8062.
2. Easement over the Westerly 10 feet of said land as reserved for public utilities together with right of ingress and egress as reserved in deed dated December 8, 1967, recorded December 26, 1967, in Book M67 at page 10036 and conditions and restrictions including the terms and provisions thereof, as set forth in said deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 2nd day  
of April A.D. 19 86 at 11:29 o'clock A M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 5411

FEE \$14.00

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk