

66635

MC-1707-P Vol. MSB Page 17921  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BETTY MARIE MASON, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by BONNIE HASSAN and OZDJAN HASSAN, 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:

## PARCEL 1:

A tract of land situated in the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly intersection of Greensprings Drive and Jackson Avenue, from which the Northwest corner of said Section 8, as computed from recorded Survey No. 589, bears N51° 19'30" West 753.86 feet and N00° 43'00" West 929.1 feet; thence N38°40'30" East, along the Northwesterly right of way line of said Greensprings Drive, 80.00 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along said right of way line N38°40'30" E 180.00 feet; thence N51°19'30" W 320.00 feet; thence S38° 40'30" W 180.00 feet; thence S51°19'30" E 320.00 feet to the TRUE POINT OF BEGINNING.

Above bearings are based on the record of survey No. 589 filed in the office of the County Clerk, Klamath County, State of Oregon.

## PARCEL 2:

A tract of land situated in the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwesterly intersection of Greensprings Drive and Jackson Avenue, from which the Northwest corner of said Section 8, as computed from recorded Survey No. 589, bears N51° 19'30" W 753.86 feet and N00°43'00"W 929.1 feet; thence N38°40'30" E, along the Northwesterly right of way line of said Greensprings Drive, 260.00 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along said right of way N38°40'30"E 100.00 feet; thence N51°19'30" W 320.00 feet; thence S38°40'30"W 100.00 feet; thence S51°19'30"E 320.00 feet to the TRUE POINT OF BEGINNING.

17922

Above bearings are based on record of Survey No. 589 filed in the office of the County Clerk, Klamath County, State of 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.

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 that certain mortgage including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, described as:

Dated: August 21, 1978

Recorded: August 22, 1978

Volume: M78, page 18596, Microfilm Records of Klamath County, Oregon

Re-recorded: September 25, 1978

Volume: M78, page 21187, Microfilm Records of Klamath County, Oregon

Amount: \$36,344.00

Mortgagor: Edward L. Mason and Betty M. Mason, husband and wife

Mortgagee: State of Oregon, represented by the Director of Veterans' Affairs

which Grantees expressly assume and agree to pay according to its terms in the present amount of \$ 32,874.99.

The true and actual consideration paid for this transfer, stated in terms of dollars, is EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$85,000).

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 1st day of October, 1986.

  
BETTY MARIE MASON

STATE OF OREGON )  
County of Klamath ) ss.

17923

Personally appeared the above named Betty Marie Mason and acknowledged the foregoing instrument to be her voluntary act and deed.

*Pamela Spencer*  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 8/16/88

BETTY MARIE MASON  
850 Russell Ave.  
Santa Rosa, CA 95401

Grantors

OZDJAN & BONNIE HASSAN  
~~133 Pine Street~~ *PO Box 2035*  
Klamath Falls, OR 97601  
Grantees

AFTER RECORDING RETURN TO:

OZDJAN & BONNIE HASSAN  
~~133 Pine St.~~ *PO Box 2035*  
Klamath Falls, OR 97601

SEND ALL TAX STATEMENTS TO:

*Grantee*  
*PO Box 2035*  
*Klamath Falls, OR 97601*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 86 at 8:54 o'clock A M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 17921

FEE \$18.00

Evelyn Biehn, County Clerk  
By *Ann Smith*