

SN 95496

MC 20857 P

Vol m88 Page 22279

KNOW ALL MEN BY THESE PRESENTS, That
HANSETH, husband and wife

LEE E. HANSETH and JANIE D.

to grantor paid by JOE HARVEY and HAZEL HARVEY, husband & wife

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:

All that portion of Lot 21, Block 125, MILLS ADDITION, to the City of Klamath Falls, Oregon, described as follows:
Beginning at the most Westerly corner of said Lot 21; thence Northeasterly along the Southerly line of Orchard Avenue, 42.5 feet to the angle in the street line; thence Easterly along the street line 3.3 feet to the TRUE POINT OF BEGINNING of this description, being also the corner of lot deeded to E. M. Chilcote and D. M. Smith by deed recorded in Book 133 of Deed Records of Klamath County, Oregon, at page 13; thence to the right at an angle of 70°8' with the southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of said Lot 21; thence Southeasterly along said line of Lot 21, 16.7 feet, more or less, to the most Southerly corner of tract deeded to Duvall McKenny, et ux, by deed recorded in said deed Record Book 128, page 519; thence Northerly along the Easterly line of said last mentioned tract, 38.3 feet to a point; thence Northwesterly along the said East line of last mentioned tract 36.4 feet to the Southerly line of Orchard Avenue; thence West along said line of Orchard Avenue 36.7 feet to the true point of beginning, all according to the subdivision plat of said Block 125, Mills Addition.

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 above stated and contracts, liens, assessments, rules and regulations for irrigation drainage and sewage, and reservations, restrictions, easements and rights of way of record and those apparent on the land.

warrant and forever defend the above granted 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 \$ 6,077.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this

18 day of June

1974

BEAT REMEMBERED first on this

LEE E. HANSETH

JANIE D. HANSETH

STATE OF OREGON

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

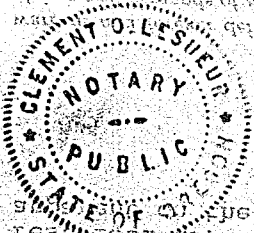
STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 18 day of June, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LEE E. HANSETH and JANIE D. HANSETH, husband & wife known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Clement J. Lesieur
Notary Public for Oregon.
My Commission expires 1/22/76

and the said parties have acknowledged to me that they executed the same freely and voluntarily. I have hereunto set my hand and affixed my official seal the day and year last above written.

WARRANTY DEED

(FORM NO. 703)
STEVENS LAW FIRM, P.C., PORTLAND, ORE.

STATE OF OREGON
County of Klamath

I, the undersigned, do hereby certify that the within instrument was received for record on the 30th day of Dec., 1988, at 3:16 o'clock PM, and recorded in Book M88, on page 22279, or as the number 95496, of the Records of said County.

Witness my hand and seal of County at this day.

Evelyn Biehn
County Clerk
Title
By Carolyn M. Mullen, Deputy.

AFTER RECORDING RETURN TO
M.T.C.
Fee \$13.00

and D. M. Smith by deed recorded in Book 133 of Deed Records of description, being also the corner of lot deeded to D. M. Smith of the street line 3.3 feet to the LINE POINT OF BEGINNING OF THIS 43.2 feet to the end of the street line; thence easterly along the southerly line of the southerly line of Oregon Avenue, beginning at the most westerly corner of said lot 31, thence City of Klamath, Oregon, described as follows:
VII that portion of lot 31, Block 133, with addition to the

situated in the County of Klamath and State of Oregon described as follows: to-wit: containing any and all interests, rights, claims and advantages whatsoever of every kind and nature, both present and future, and all other interests and advantages that may hereafter accrue to the said parties and their heirs, assigns and assigns forever, to wit: the whole and undivided interest in and to the above described premises, together with all other interests and advantages that may hereafter accrue to the said parties and their heirs, assigns and assigns forever.

KNOW ALL MEN BY THESE PRESENTS, that LEE E. HANSETH and JANIE D. HANSETH, husband and wife, do hereby grant, sell, convey and warrant unto the said parties and their heirs, assigns and assigns forever, the above described premises, together with all other interests and advantages that may hereafter accrue to the said parties and their heirs, assigns and assigns forever.