

OK

2860

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY A. HANON and PATRICIA HANON
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. BOIVIN,
Attorney in fact for JULIE HAMM FINLEY, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

and that
grantor will warrant and forever defend the said 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 \$41,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole~~ consideration (indicate which). ~~(The sentences between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~

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 20th day of July, 1989;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

Patricia Hannon
Larry A. Hannon

STATE OF OREGON, } ss.
County of Klamath
July 20, 1989

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

Personally appeared the above named
LARRY A. HANON
PATRICIA HANON
and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

3-22-93

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

Larry A. and Patricia Hannon

GRANTOR'S NAME AND ADDRESS

Robert D. Boivin, Attorney in Fact
for Julie H. Finley
110 N. 6th Street, Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert D. Boivin
110 N. 6th Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Robert D. Boivin, Attorney in Fact
for Julie H. Finley
110 N. 6th Street, Klamath Falls, OR

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the NE1/4 SW1/4 in Section 7, 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 center of said Section 7; thence North 89 degrees 49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6 degrees 02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89 degrees 49' West, 486.54 feet; thence South 6 degrees 02' West 90.0 feet; thence South 89 degrees 49' East 486.54 feet to the West line of the said Highway; thence North 6 degrees 02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6 degrees 02' East from a point on the Section line between Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89 degrees 49' West from the quarter section corner between Sections 7 and 18; running thence North 89 degrees 49' West 486.54 feet; thence North 6 degrees 02' East 90.0 feet; thence South 89 degrees 49' East 486.54 feet; thence South 6 degrees 02' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly Dalles-California Highway), said point being North 06 degrees 02' 00" East 1626.81 feet from a point which is North 89 degrees 41' 21" West, 770.34 feet from the quarter corner common to Sections 7 and 18 of said Township and Range; thence North 89 degrees 49' 00" West 243.27 feet, along the South line of the property described in Klamath County Deed Records Volume M80 at page 9997, to the true point of beginning of this description; thence North 89 degrees 49' 00" West 243.27 feet; thence North 06 degrees 02' 00" East 180.00 feet; thence South 89 degrees 49' 00" East 243.27 feet; thence South 06 degrees 02' 00" West 180.00 feet to the true point of beginning.

EXCEPTION:

1. Rights of the public in and to any portion of the herein described premises lying with the boundaries of roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day
of July A.D., 19 89 at 12:18 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 13334

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. Biehn