



ASPEN 33659
WARRANTY DEED

AFTER RECORDING RETURN TO:
MARK R. WONSER
DIXIE J. WONSER
P.O. Box 3102
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MYRON A. HANNAGAN AND ELAINE HANAGAN hereinafter called
GRANTOR(S), convey(s) to MARK R. WONSER AND DIXIE J. WONSER,
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
year 1989-90 are now a lien but not yet payable. 2) Rights of
the public in and to any portion of the herein described
premises lying within the boundaries of roads or highways.

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
\$10,300.00.

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 11th day of August 1989.

Myron A. Hannagan
MYRON A. HANNAGAN

Elaine Hannagan
ELAINE HANAGAN

STATE OF OREGON, County of KLAMATH)ss.

Personally appeared the above named MYRON A. HANNAGAN AND ELAINE
HANAGAN and acknowledged the foregoing instrument to be THEIR
voluntary act and deed.

Before me: Phillip A. [Signature]
Notary Public for OREGON

My Commission Expires: November 17, 1990

04 01 NOV 90 04 10 40

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NW 1/4 of SE 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:

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 1/4; 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 1/4 of SE 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 1/4; 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.

CODE 7 MAP 3908-12DB TL 1300
CODE 7 MAP 3908-12DB TL 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day
of Aug. A.D., 19 89 at 10:40 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 15788.

FEE \$13.00

Evelyn Biehn County Clerk

By Quinn Mullin