



K-41900
STATUTORY WARRANTY DEED
(Individual or Corporation)

SHERMAN R. HANSON

conveys and warrants to JOHN G. MORAN, JR., Grantor,
the following described real property in the County of KLAMATH and State of Oregon.

A tract of land described as follows: Beginning at a point on the North line of Tract 32, Independence Tracts, which lies S. 78°23' E. along the North line of said Tract 32, a distance of 127.095 feet from the iron pin which marks the Northwest corner of said Tract 32 and running; thence S. 0°13' E. a distance of 188.01 feet, more or less, to a point in the South line of Tract 30 of Independence Tracts; thence S. 71°27' E. along the South line of said Tract 30, a distance of 42.25 feet; thence North 0°13' W. a distance of 193.2 feet, more or less, to the North line of said Tract 32; thence N. 78°23' W. along the North line of said Tract 32, a distance of 40.865 feet, more or less, to the place of beginning, and being a portion of Tract 30, 31 and 32 of Independence Tracts, and containing .17 of an acre, more or less, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 27,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 1st day of December 19 89. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Sherman R. Hanson
SHERMAN R. HANSON

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 4th day of December 19 89
by SHERMAN R. HANSON

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Debra Buehler
Notary Public for Oregon
My commission expires: 12-19-92

After recording return to:
John G. Moran, Jr.
2916 1/2 E Florence Ave.
Huntington Park, California 90255

NAME, ADDRESS, ZIP

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

Same As Above

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
on this 8th day of Dec. A.D., 19 89
at 10:02 o'clock A M. and duly recorded
in Vol. M89 of Deeds Page 23709
Evelyn Biehn County Clerk
By Debra Buehler

Deputy.

Fee, \$8.00