

33048

MTIC #25575-NM

WARRANTY DEED

Vol. 99 Page 15657

KNOW ALL MEN BY THESE PRESENTS, That MERLE A. HANSCAM and HAZEL I. HANSCAM,
as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ***
hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the 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:

*** HARRY G. STRANGE and GLADYS L. STRANGE, husband and wife, as to a 70% interest and
THE TRUSTEES OF GEORGE MORLEY WARNER AND NANCY EMERY WARNER FAMILY TRUST, as to a
30% interest.

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except all
those of record and those apparent to the land as of the date of this deed

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 \$ 70,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole
part of the consideration (indicate which). (The sentence 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 7th day of Aug., 1991;
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.

STATE OF OREGON,
County of Klamath) ss.
Aug. 7, 1991

Merle A. Hanscam
MERLE A. HANSCAM
Hazel I. Hanscam
HAZEL I. HANSCAM

Personally appeared the above named _____
Merle A. Hanscam and Hazel I.
Hanscam

_____ and acknowledged the foregoing instrument
to be their _____ voluntary act and deed.

Before me:

Nancy M. McDaniel
Notary Public for Oregon
My commission expires 6/8/92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

MERLE & HAZEL HANSCAM
1333 Carlson
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

WARNER, ET AL
P. O. Box 7053
Klamath Falls, OR 97602
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all my statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was
received for record on the _____
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED

FOR
RECORDERS USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

The East 525 feet (as measured along the North and South lines) of TRACT 70 of Fair Acres Subdivision No. 1, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 30 feet thereof, conveyed to Klamath County by Deed Volume M74, page 3322, Microfilm Records of Klamath County, Oregon.

Also all that portion of TRACT 71 of Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Tract 71; thence West along the South line of said Lot a distance of 657.4 feet to a point; thence Northerly parallel to the East line of said Lot 71 a distance of 329 feet to the North line of said Lot; thence Easterly along the North line of said Lot a distance of 484.4 feet to a point; thence Southerly parallel to the East line of said lot a distance of 261 feet to a point; thence Easterly parallel to the South line of said lot a distance of 173 feet to the East line of said lot; thence Southerly along the East line of said lot, 68 feet, more or less to the point of beginning.

TOGETHER WITH: 1970 mobile home, License #X79644, which is firmly affixed to the above described real property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of Aug. A.D., 19 91 at 11:55 o'clock A M., and duly recorded in Vol. M91,
of Deeds on Page 15657.

Evelyn Biehn - County Clerk

By Daniel M. Murrill

FEE \$33.00