

3341325836

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JAMES ARTHUR RIDDELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called SHANE R. HANCOCK and LORE G. HANCOCK, husband and wife, 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:

SEE EXHIBIT A 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 those of

record and those apparent upon the land, if any, as 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 \$ 79,000.00

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 16th day of August, 19 91; 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.

JAMES ARTHUR RIDDELL

STATE OF OREGON,

County of Klamath ss.
August 16, 19 91

Personally appeared the above named

JAMES ARTHUR RIDDELL,

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

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: _____

JAMES ARTHUR RIDDELL

P.O. Box 8024

Klamath Falls, OR 97602

GRANTOR'S NAME AND ADDRESS

SHANE R. HANCOCK and LORE G. HANCOCK

3605 LAJOLLA

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

Any recording return to:

SHANE R. HANCOCK and LORE G. HANCOCK

3605 LAJOLLA

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is reported all notices shall be sent to the following address.

SHANE R. HANCOCK and LORE G. HANCOCK

3605 LAJOLLA

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

Recording Officer

By _____ Deputy

16418

16418

MTC NO. 25836-NM

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 19 in Block 10 of TRACT NO. 1108, SEVENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Lot 19, Block 10 of TRACT 1108 -- SEVENTH ADDITION TO SUNSET VILLAGE, being in the SE 1/4 NW 1/4 OF Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 19, thence along the boundary of said Lot 19, North 55 degrees 10' 38" East 50.00 feet and North 23 degrees 22' 00" East 100.46 feet to the Northeasterly corner of said Lot 19, thence South 27 degrees 30' 43" West 61.98 feet; thence South 39 degrees 51' 33" West 83.49 feet to the right of way line of La Jolla Court, thence along the arc of a curve to the right (radius point bears South 52 degrees 45' 15" West 50.00 feet and central angle equals 02 degrees 25' 23") 2.11 feet to the point of beginning, containing 915 square feet and with bearings based on said Tract 1108.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of Aug. A.D. 19 91 at 3:34 o'clock P.M., and duly recorded in Vol. M91
of Dagda on Page 16417
By Evalyn Biehn County Clerk
By Quaker Mustader

FEE \$33.00