

OK

WARRANTY DEED

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40759

KNOW ALL MEN BY THESE PRESENTS, That ALCARIA PLEMONS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE and JERI DEXTER husband and wife, as tenants by the entireties, undivided  $\frac{1}{2}$  interest, and PAUL and NANCY HANSON, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: NW $\frac{1}{4}$ SW $\frac{1}{4}$  and that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$  and NW $\frac{1}{4}$ SE $\frac{1}{4}$  lying west of the center of the main channel of the Sycan River as it is now located all in Section 21 Township 35 South, Range 12 E.W.M.

PARCEL 2: SW $\frac{1}{4}$ SW $\frac{1}{4}$  of section 16, SE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 17, E $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, W $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 21 all in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER with an Easement from Weyerhaeuser Company, dated October 25, 1976, recorded March 7, 1977, in Volume M77 page 3911, Deed Records of Klamath County, Oregon.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws or regulations. Before signing or accepting this instrument, the person acquiring title to the property should check with the appropriate City or County Planning Department to verify approved uses

(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

Subject to: Rights of public and reservations of subsurface rights and restrictions of record

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 \$  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 September, 1988; 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 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.

STATE OF OREGON,

County of Klamath

September 7, 1988

Personally appeared the above named  
 ALCARIA PLEMONS

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

Before me:  
 (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-19-88

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ 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 behalf 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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

ALCARIA PLEMONS

1309 SUMMERS LANE

KLAMATH FALLS OR 97603

GRANTOR'S NAME AND ADDRESS

GEORGE &amp; JERI DEXTER/PAUL &amp; NANCY HANSON

445 FRANCISCO BLVD.

SAN RAFAEL CA 94901

GRANTEE'S NAME AND ADDRESS

After recording return to:

DEXTER &amp; HANSON

445 FRANCISCO BLVD.

SAN RAFAEL CA 94901

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 6th day of Feb., 1992, at 3:56 o'clock P.M., and recorded in book/reel/volume No. M92 on 2599 or as fee/file/instrument/microfilm/reception No. 40759, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By \_\_\_\_\_ Deputy

Fee 28.00

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