

1-1-74

43576

WARRANTY DEED

Vol. 92 Page 8051

KNOW ALL MEN BY THESE PRESENTS, That
JAMES LEE GRIGGS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MERLE A. HANSCAM AND HAZEL I HANSCAM, AS TENANTS BY THE ENTIRETY, 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 ap-
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT A BY THIS REFERENCE MADE A PART HEREOF.

(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

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 6 day of April, 1992;
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.

BY:

JAMES LEE GRIGGS

(If executed by a corporation,
affix corporate seal)

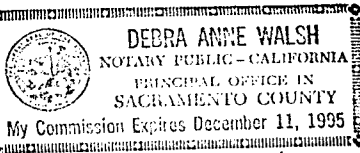
State of California)

County of Sacramento)

) ss.

On this 6th day of April in the year 1992,
before me, Debra Anne Walsh
the undersigned Notary Public, State of California, duly commissioned
and sworn, personally appeared James Lee Griggs

() personally known to me, (✓) proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is subscribed to
this instrument and acknowledged that he executed it.



Debra Anne Walsh
Notary Public, State of California

Acknowledgment, General

DA 135 0288

GRANTEE'S NAME AND ADDRESS

After recording return to:

SOUTH VALLEY STATE BANK
801 MAIN STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

MERLE A AND HAZEL I HANSCAM
1333 CARLSON DR
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

w
4500

EXHIBIT "A"

8052
RECEIVED
APR 09 1992
SOUTH VALLEY STATE BANK
96-597

PARCEL 1:

Part of Lot A of SUBDIVISION OF ENTERPRISE TRACT NO. 24 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of said Lot A at a point 950 feet South of the Northwest corner thereof, and running thence South 0 degrees 21' 45" West along the West line of said Lot A, 104.12 feet to a cross on the cement sidewalk which marks the Northerly right of way line of the Klamath Falls-Lakeview State Highway distant at right angles 41 feet from Highway Engineer's Station North 43 plus 68.6; thence along said highway right of way on a 2775.69 foot radius curve left (the long chord of which bears South 62 degrees 17' 15" East for 150.56 feet) a distance of 150.58 feet; thence on a 1388.4 foot radius curve left (the long chord of which bears South 64 degrees 33' 25" East for 17.97 feet) a distance of 17.98 feet; thence leaving said highway right of way line North 0 degrees 21' 45" East parallel to the West line of said Lot A, 180.92 feet; thence North 89 degrees 38' 15" West parallel to the North line of said Lot A, 150 feet to the point of beginning.

PARCEL 2:

Part of Lot A of SUBDIVISION OF ENTERPRISE TRACT 24 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of said Lot A at a point 950 feet South of the Northwest corner thereof and running thence South 89 degrees 38' 15" East parallel to the North line of said Lot A, 305.9 feet to an iron pin in the North and South center line of the North half of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 00 degrees 15' 30" East along said center line 25 feet; thence North 89 degrees 38' 15" West 305.9 feet to the West line of Lot A; thence South along the West line of Lot A 25 feet to the true point of beginning.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 3:

A parcel of land in Lot A SUBDIVISION OF ENTERPRISE TRACT NO. 24 in the SE 1/4 of the NW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of that certain tract of land conveyed to Swan Lake Moulding Company by deed recorded in Volume 153, Page 222, Klamath County Deed Records and more particularly described as follows:

Starting at the brass monument set by Frank Z. Howard, County Surveyor, in Klamath County Survey No. 498, June 23, 1937, for center of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, for the North half of said Section; thence using bearing fixed by the Oregon State Highway Commission for the center line of South Sixth Street, North 0 degrees 13' 15" East along the East line and the East line extended of Lot A of the Subdivision of Tract 24 of Enterprise Tracts, a subdivision of Klamath County, Oregon, being also the North and South center line for the North half of said section, a distance of 144.00 feet to a brass monument marking the Northerly right of way line of the Klamath Falls, Lakeview State Highway as presently constructed, said monument being 103.51 feet Northerly from (when measured at right angles to) the centerline of the relocated highway at Engineers Station 47+14.77; thence following said Northerly right of way line South 73 degrees 52' 30" West 2.91 feet to an angle point of 6 degrees 03' 30" left; thence on a 83.54 foot radius curve right (the long chord of which bears South 89 degrees 32' 15" West, for 61.83 feet) a distance of 63.34 feet; thence on a 1407.16 foot radius curve right (the long chord of which bears North 67 degrees 25' 50" West for 64.37 feet) a distance of 64.38 feet to a point on the said Northerly right of way line and the true beginning point of this description (a reference point for this true point of beginning is a chiseled cross on the sidewalk which bears South 26 degrees 33' 00" West 1.0 feet distant); thence leaving said Northerly right of way line North 26 degrees 33' 00" East 52.70 feet to an iron pin; thence South 89 degrees 41' 30" East 100.77 feet to an iron pin on the said North South center line of the North half of said Section 3 and the said East line of Lot A; thence North 0 degrees 13' 00" East along the East line of Lot A 148 feet to an iron pin; thence North 89 degrees 37' 00" West 155.83 feet to the Northeast corner of the property conveyed to T. C. and Beth M. Griggs by Swan Lake Moulding Company by deed dated June 4, 1952 and recorded in Volume 255, Page 214 of Klamath County Deed Records; thence South 0 degrees 21' 45" West along the East side of said property 180.95 feet to a point on the said Northerly right of way line of the said Highway; thence following the said Northerly right of way line on a 1407.16 foot radius curve left (the long chord of which bears South 65 degrees 24' 05" East for 35.30 feet) a distance of 35.30 feet, more or less, to the true point of beginning.

EXHIBIT "A" CONTINUED

PARCEL 4:

Beginning on the West line of Lot A of ENTERPRISE TRACTS NO. 24, 825 feet South of the Northwest corner of the said Lot A; thence South 100 feet; thence East 299.5 feet; thence North 100 feet; thence West 299.5 feet to the place of beginning, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley State Bank the 16th day
of April A.D., 19 92 at 12:31 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 8051.

FEE \$45.00

Evelyn Biehn County Clerk

By Pauline Muelandere