

45636

Aspen Collection 1261

THIS INDENTURE WITNESSETH, that ROBERT E. HANSEN, hereinafter known as grantor, for the consideration hereinafter stated, has bargained and sold, and by these presents does grant, bargain, sell and convey unto DON ALBERT DUMBECK and VICKIE LEE DUMBECK, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1. The Northwesterly 40 feet of the Northeasterly 59 feet of Lot 7 and the Northwesterly 40 feet of Lot 8, Block 43, and the adjoining Southeasterly 13.5 feet of the Northeasterly 124 feet of vacated Canal Street between 8th and 9th Streets, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2. Beginning at the most Easterly corner of Lot 1, Block 52, NICHOLS ADDITION TO LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence Southwesterly at right angles to Ninth Street 124 feet; thence Southeasterly and parallel with Ninth Street 46½ feet; thence Northeasterly at right angles to Ninth Street 124 feet; thence Northwesterly along the Westerly line of Ninth Street 46½ feet to the point of beginning.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

Conditions, restrictions as shown on the recorded plat of Nichols Addition to the City of Klamath Falls.

The provisions in Deed from M. McAndrews and Mary I. McAndrews, his wife, to William Lakkey, dated November 25, 1919, recorded December 17, 1919, in Book 53 at page 91, Deed Records.

Easement as disclosed by Warranty deed:

For: Joint driveway over the Northwest 4½ feet  
Recorded: February 13, 1920  
Book: 53  
Page: 239

Easement as disclosed by Warranty deed:

For: An easement 4½ feet wide off the Southeasterly side of the above described property, with the right to use the same as a driveway strip by the abutting and adjoining land owners on the South.

Recorded: January 25, 1966  
Book: 66  
Page: 722

The true and actual consideration paid for this transfer, stated in terms of dollars is \$45,000.00.

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. *Red SD*

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of

1 said premises; that they are free from all incumbrances except  
2 those above, and that he will warrant and defend the same from all  
lawful claims whatsoever, except those above set forth.

3 IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
4 11th day of June, 1991.

ROBERT E. HANSEN

by Robert E. Hansen  
Chris Hansen, his attorney in fact

7 STATE OF OREGON )  
8 ) SS  
County of Klamath )

9 Personally appeared Chris Hansen, who, being duly sworn, did  
10 say that she is attorney-in-fact for Robert E. Hansen, and that  
11 she executed the foregoing instrument by authority of and in  
behalf of said principal; and she acknowledged said instrument to  
be the act and deed of said principal. Before me:

Charles P. Addington  
Notary Public for Oregon

14 (SEAL)  
My Commission Expires: 3-22-93

16 After recording, return to:

17 Mr. & Mrs. Don A. Dumbeck  
18 2427 Applegate  
19 Klamath Falls, OR 97601

20 Send tax statements to:

21 SAME AS ABOVE

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title Co.  
on this 3rd day of June A.D., 19 92  
at 10:05 o'clock A M. and duly recorded  
in Vol. M92 of Deeds Page 11941  
Evelyn Biehn County Clerk  
By Pauline M. Mendenhall Deputy.

Fee, \$35.00