

NL 55841

Vol. m92 Page 31069

## WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

GENEVA I. BOECKMAN

MTC 28958

\_\_\_\_\_, Grantor,  
conveys and warrants to DENNIS R. HANIFORD and SANDRA L. HANIFORD, husband and wife

\_\_\_\_\_, Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lot 7, Block 22, THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH 1989 MOBILE HOME, LICENSE NUMBER X-160824  
TAX ACCT. NO. 2309 013C0 01400 AND M-160824

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$31,118.10 (Here comply with the requirements of ORS 93.030)

Dated this 28<sup>th</sup> day of December, 1992

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.

*Geneva I. Boeckman*  
GENEVA I. BOECKMAN

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on December 28, 1992

by GENEVA I. BOECKMAN



OFFICIAL SEAL  
PATSY J. GILLIAM  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 002740  
MY COMMISSION EXPIRES NOV. 21, 1994

*Patsy J. Gilliam*  
Notary Public for Oregon  
My commission expires 11-21-94

## WARRANTY DEED

GENEVA I. BOECKMAN  
DENNIS R. HANIFORD

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DENNIS R. HANIFORD  
SANDRA L. HANIFORD  
P.O. BOX 426  
LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAVE AS ABOVE 6117560N  
Dennis R. & Sandra L. Haniford  
P.O. Box 426  
Lapine, OR 97739

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/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME

TITLE

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

SPACE RESERVED  
FOR  
RECORDER'S USE

11877 31070

1. Right of Way Easement, subject to the terms and provisions thereof;  
 Dated: June 5, 1973  
 Recorded: June 5, 1973  
 Volume: M73, page 6939, Microfilm Records of Klamath County, Oregon  
 In favor of: Electric Cooperative, Inc.  
 For: Construction, operation and maintenance of transmission or distribution line
  2. Building setback lines as shown on the dedicated plat: 25 foot setback from Loyce Circle and rear lot line; 20 foot setback line from side lot lines.
  3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded Juen 5, 1973 in Volume M73, page 6940, Microfilm Records of Klamath County, Oregon.
  4. An easement created by instrument, subject to the terms and provisions thereof,  
 Dated: November 2, 1989  
 Recorded: December 20, 1989  
 Volume: M89, page 24550, Microfilm Records of Klamath County, Oregon  
 In favor of: Midstate Electric Cooperative, Inc.  
 For: electric transmission line across Lot 7
  5. Any improvement located on the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 208 O.R.S.
  6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;  
 Dated: February 28, 1991  
 Recorded: March 6, 1991  
 Volume: M91, page 2024, Microfilm Records of Klamath County, Oregon  
 Amount: \$30,000.00  
 Grantor: Geneva I. Boeckman  
 Trustee: Mountain Title Company  
 Beneficiary: Beneficial Oregon, Inc., doing business as Beneficial Mortgage Co.
- Which Trust Deed the grantee herein assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day  
 of Dec. A.D. 19 92 at 1:19 o'clock P. M., and duly recorded in Vol. M92  
 of Deeds on Page 31069  
 By Evelyn Biehn County Clerk  
Deanne Mullender

FEE \$35.00