

MAR 3 PM 3 32

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58211

## WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR miz 29332

DENNIS R. HANIFORD and SANDRA L. HANIFORD, husband and wife

conveys and warrants to JOHN T. AUGARD and BETTY S. AUGARD, husband and wife, Grantor,

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 \$ 42,700.00 (Here comply with the requirements of ORS 93.030)

Dated this 1st day of March, 1993

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.

DENNIS R. HANIFORD

SANDRA L. HANIFORD

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on March 1, 1993, by DENNIS R. HANIFORD SANDRA L. HANIFORD

Notary Public for Oregon

My commission expires 12-11-93

## WARRANTY DEED

DENNIS R. HANIFORD

GRANTOR

JOHN T. AUGARD

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JOHN T. AUGARD

BETTY S. AUGARD

22101 129TH ST E

SUMNER, WA 98390

NAME, ADDRESS, ZIP

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

SAME AS ABOVE \$11886GN

John T. &amp; Betty S. Augard

22101 129TH ST E

Sumner, WA 98390

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1993, 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

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 dedicated plat: 25 foot setback from Loyce Circle and rear lot line; 20 foot setback 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 June 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 upon 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 308 O.R.S.

6. Deed of Trust, including the terms and provisions thereof, to secure and indebtedness of the amount herein stated.

Amount: \$30,000.00

Dated: February 28, 1991

Recorded: March 6, 1991

Book/Page: M91, page 4024, Microfilm Records of Klamath County, Oregon

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 3rd day  
of March A.D., 19 93 at 3:32 o'clock P. M., and duly recorded in Vol. M93  
of deeds on Page 4495

Evelyn Biehn County Clerk

By [Signature]

FEE \$35.00