

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Merle A. Hanscam and Hazel I. Hanscamhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cynthia Bourgeauthe grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:Lot 13 in Block 7 of TRACT 1140 LYNNWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed,

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 \$ 12,000.00

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 1st day of June 1993; 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.STATE OF OREGON,
County of Klamath,
July 1, 19 93

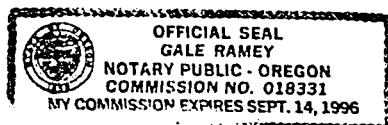
Merle A. Hanscam

Merle A. Hanscam

Hazel I. Hanscam

Hazel I. HanscamPersonally appeared the above named
Merle A. Hanscam & Hazel I. Hanscamand acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Gale Ramey
Notary Public for Oregon
My commission expires:STATE OF OREGON, County of _____, ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)Merle A. Hanscam and Hazel I. Hanscam
1335 Carlson Dr
KPO 97601Cynthia Bourgeau
2312 Darrow Ave.
Klamath Falls, OR 97601Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601STATE OF OREGON, ss.
County of KlamathI certify that the within instrument was received for record on the 1st day of July, 19 93, at 3:55 o'clock P. M., and recorded in book M93 on page 15863, or as file reel number 63995Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Rauline Mulender Deputy
Recording Officer

Fee \$30.00

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07-01-93P03:55 RCVD

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