

OK

71990

WARRANTY DEED

Vol M93 Page 31532

KNOW ALL MEN BY THESE PRESENTS, That.....ROY C. SIGLER and PATRICIA L. SIGLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CRAIG A. HANSEN and LAVONNA HANSEN, Husband and Wife....., 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 appertaining, situated in the County of.....KLAMATH..... and State of Oregon, described as follows, to-wit:

PER ATTACHED LEGAL DESCRIPTION

Tax account no: 2408 36 DC 1700

The intent of this warranty deed is to fulfill real estate contract recorded August 18, 1993 in book M93, page 20577, records of Klamath County, Oregon.

(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 \$ 10,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 21st day of October, 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.

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.

STATE OF OREGON,)
County of Klamath,) ss.
1 October 21st, 1993

Personally appeared the above named
Roy C and Patricia L Sigler

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Mary Ann Keown

Notary Public for Oregon

My Commission Expires 6-28-94

STATE OF OREGON, County of Klamath) ss.
October 21st, 1993

Personally appeared..... and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of.....

..... a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Roy C. & Patricia L. Sigler

GRANTOR'S NAME AND ADDRESS

Craig A. & LaVonna Hansen

GRANTEE'S NAME AND ADDRESS

After recording return to:

Key Title Co. #2 -20420K

P.O. Box 6178, Bend, OR 97708

NAME, ADDRESS, ZIP

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

Craig A. & LaVonna Hansen

PO Box 651, Gilchrist, OR 97737

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/title/instrument/microfilm/reception No....., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By..... Deputy

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EXHIBIT "A"

A portion of the SW 1/4 SE 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the one-quarter corner common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1, Township 25 South, Range 8 East of the Willamette Meridian, and running thence North 0 degrees 32' East along the center section line a distance of 881.76 feet and South 89 degrees 15' East a distance of 168.0 feet to the true point of beginning; thence continuing South 89 degrees 15' East a distance of 167.7 feet; thence North a distance of 125.0 feet; thence West a distance of 167.7 feet; thence South a distance of 125.0 feet, more or less to the point of beginning.

CODE 104 MAP 2408-36DC TL 1700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day
of Nov. A.D. 19 93 at 3:26 o'clock P. M., and duly recorded in Vol. 193
of Deeds on Page 31532

FEE \$35.00

Evelyn Biehn County Clerk

By