FORM No. 633—WARRANTY DEED (Individual or Corporate). COPYRIGHT 1982 — STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

NL 73190-A MTC 13906-6773 Vol. m93 Page 34173

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Phyllis R. May

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ozjan N Hassan and Bonnie L. Hassan (husband and wife)

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 $ 1.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of December, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Phyllis R. May

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.

This instrument was acknowledged before me on December 31, 1993,

by

This instrument was acknowledged before me on , 19 ,

by

as

OFFICIAL SEAL
WILLIAM C. HAVLINA
NOTARY PUBLIC - OREGON
COMMISSION NO. 029875
MY COMMISSION EXPIRES MAY 31, 1994

Notary Public for Oregon

My commission expires May 31, 1994

phyllis R May

Grantor's Name and Address

Ozjan and Bonnie Hassan
6523 Valleywood drive, Klamath Falls,

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Ozjan N. Hassan and Bonnie Hassan
5523 Valleywood drive.
Klamath Falls, OR. 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Ozjan N. Hassan and Bonnie Hassan
5523 Valley wood drive
Klamath Falls OR. 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of } ss.

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 and/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

12-22-93P03:26 RCVD

34174

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lot 15, Block "C", HOMECREST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and Lot 1 and the Westerly 20 feet of Lot 2, Block 3, BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Oregon, lying Northeasterly of Klamath Falls-Malin Highway, (State Highway No. 50), and more particularly described as follows:

Beginning at a point on the South line of Shasta Way which is East a distance of 20.0 feet from the Northeast corner of Lot 1, Block 3, BRYANT TRACTS; thence South 0 degrees 09' 30" East, parallel with the East line of said Lot 1, a distance of 158.5 feet, more or less, to a point on a line parallel to and 100 feet distant Northeasterly at right angles from the center line of the relocated Klamath Falls-Malin Highway (State Highway No. 50); thence North 40 degrees 00' West a distance of 206.56, more or less, to a point on the South line of Shasta Way, said point also being the point of intersection of the North line of Lot 15, Block "C", HOMECREST and the Northeasterly right-of-way line of said Highway; thence East, along the South line of Shasta Way a distance of 131.85 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 22nd day of December A.D., 19 93 at 9:26 o'clock A.M., and duly recorded in Vol. M93, of Deeds on Page 34173.

FEE $35.00

Evelyn Biehn County Clerk
By Darlene Mulenaire

PRELIMINARY REPORT ONLY

12-22-93A09:26 RCVD

MOUNTAIN TITLE COMPANY

Lot 2, Block 1, BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1967 BETSW 20 Mobile Home, Oregon License #X118985 which is situate on the real property described above.

with rights of survivorship

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. AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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 the date of this deed *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 $ 47,500.00 [illegible]

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* December, 19 93; *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.*

X Esther H. Butler
ESTHER H. BUTLER

STATE OF OREGON, County of Klamath) ss.
December 21, 19 93

Personally appeared the above named ESTHER H. BUTLER

and acknowledged the foregoing instrument to be her *voluntary act and deed.*

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES: NOV. 16, 1995

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)

ESTHER H. BUTLER
2749 Eberlein
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

RONALD ALBERT CROXFORD and ALICE FAY CROXFORD
4817 Altamont Drive
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording, return to:
RONALD ALBERT CROXFORD and ALICE FAY CROXFORD
4817 Altamont Drive
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until requested otherwise, send all tax statements to:
RONALD ALBERT CROXFORD and ALICE FAY CROXFORD
4817 Altamont Drive
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 22nd day of December, 19 93 at 9:26 o'clock A M., and recorded in book M93 on page 34175 or as file/reel number 73191 Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Darlene J. Wilbanks *Deputy*

Fees: $30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY