

MTC 37261 KR
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JUDITH M. HANSON, who acquired title as JUDITH M. NOKES hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN J. HART and TERRI HALL HART, 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, 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 14, Block 1, TRACT NO. 1099, ROLLING HILLS, 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."

AND TO DETERMINE ANY

LIENS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$ 142,500.00

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 30 day of November, 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.

STATE OF OREGON, CALIFORNIA)
County of Del Norte) ss.
November, 19 93

Personally appeared the above named
JUDITH M. HANSON

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

Before me:

Katherine M. Rose
Notary Public for Oregon CALIFORNIA
My commission expires 4-14-97



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)

JUDITH M. HANSON

306 RANSOM

BROOKINGS, OR 97405 97465 Jmb

GRANTOR'S NAME AND ADDRESS

STEPHEN J. HART and TERRI HALL HART

8519 ROCKINGHORSE LANE

KLAMATH FALLS OR 97603

GRANTEE'S NAME AND ADDRESS

STEPHEN J. HART and TERRI HALL HART

8519 ROCKINGHORSE LANE

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

If a charge is requested all tax statements shall be sent to the following address:

STEPHEN J. HART and TERRI HALL HART

8519 ROCKINGHORSE LANE

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of January, 19 94, at 3:52 clock P. M., and recorded in book M94 on page 973 or as file/reel number 74261. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Pauline Muller, Deputy

Fees: \$30.00