

1-1-74

1172

WARRANTY DEED

m95 14968 6030

KNOW ALL MEN BY THESE PRESENTS, That LUCILLE E. VIEIRA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD SAMUEL HANSON and BARBARA JEAN HANSON, husband and wife, 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:

Beginning at the quarter-section corner between Section 27 and 34 in Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence South 1272 feet to the North line of the Dairy-Bonanza Highway right of way; thence, East 281.7 feet to the point for the place of beginning, thence, North 350 feet to a point, thence East 175 feet to a point; thence, South to the said right of way 350 feet, thence, West 175 feet along the said North line of said highway right of way to the place of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 except those easements of record and those apparent on the land, if any,

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 \$ 25,000.00. 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 15 day of May, 19 85, 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.

(If executed by a corporation, affix corporate seal)

Lucille E. Vieira
Lucille E. Vieira

STATE OF OREGON,
County of Klamath } ss.
May 15, 19 85.

Personally appeared the above named LUCILLE E. VIEIRA

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

Before me:
(OFFICIAL SEAL) Dolores Drown
Notary Public for Oregon
My commission expires: 5-23-86

STATE OF OREGON, County of } ss.
19

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)

LUCILLE E. VIEIRA
Box 217
Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Donald S. Hanson
P. O. Box 172
Dairy, Oregon 97625

GRANTEE'S NAME AND ADDRESS

After recording return to: Barbara Jean
Mr. & Mrs. Donald S. Hanson
P. O. Box 172
Dairy, Oregon 97625

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address.
Barbara Jean
Mr. & Mrs. Donald S. Hansen

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of June, 19 95, at 10:01 o'clock A. M., and recorded in book/reel/volume No. M95 on page 14968 or as document/fee/file/instrument/microfilm No. 1172. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
TITLE

Deputy

\$30.00

06-07-95A10:01 RCVD