

## WARRANTY DEED

Vol. MC15 Page 22800

MTC 36024 NF

BLANCHE I. HATCHETT,

Grantor(s) hereby grant, bargain, sell and convey to

LESTER R. MESSNER and JOHN W. FOSTER III and LESLIE FOSTER, with the rights of survivorship,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Parcel 1 of Land Partition 3-93 located in the E1/2 of the NW1/4, Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a 1987 FUQUA Mobile Home with license plate #X201092 which is situate on the real property described herein.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 82,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3429 Patterson St. Klamath Falls, OR 97603

Dated this 17<sup>th</sup> day of August, 1995

*Blanche I. Hatchett by Virginia J. King*  
 BLANCHE I. HATCHETT  
*her attorney in fact,*  
*Blanche I. Hatchett by Virginia J. King*  
*her attorney in fact*

## NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

Return to:

LESTER R. MESSNER  
 3429 Patterson St  
 Klamath Falls, OR 97603

# ATTORNEY-IN-FACT ACKNOWLEDGMENT

22801

State of OREGON }  
County of KLAMATH } ss.

On this the 17th day of August, 19 95,  
before me, the undersigned Notary Public, personally appeared

ALICE ANN CAUDLE

Name of Attorney in Fact

☐ personally known to me - OR -  
☒ proved to me on the basis of satisfactory evidence  
to be the person whose name is subscribed to the within instrument

as attorney in fact of Blanche I. Hatchett

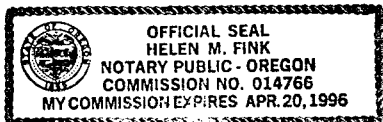
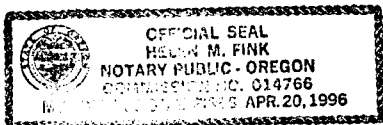
Name of Person Not Appearing Before Notary

the principal, and acknowledged to me that he/she subscribed  
the principal's name thereto and his/her own name as attorney  
in fact.

Witness my hand and official seal.

*Helen M. Fink*

Signature of Notary Public



## OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the  
document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: August 17, 1995 Number of Pages: 2

Signer(s) Other Than Named Above: VIRGINIA I. RING, ATTORNEY IN FACT FOR  
BLANCHE I. HATCHETT

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

# ATTORNEY-IN-FACT ACKNOWLEDGMENT

State of OREGON }  
County of KLAMATH } ss.

On this the 17th day of August, 19 95,  
before me, the undersigned Notary Public, personally appeared

VIRGINIA I. RING

Name of Attorney in Fact

☐ personally known to me - OR -  
☒ proved to me on the basis of satisfactory evidence  
to be the person whose name is subscribed to the within instrument

as attorney in fact of Blanche I. Hatchett

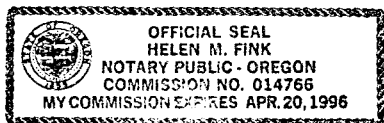
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the principal's name thereto and his/her own name as attorney  
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Witness my hand and official seal.

*Helen M. Fink*

Signature of Notary Public



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### Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: August 17, 1995 Number of Pages: 2

Signer(s) Other Than Named Above: ALICE ANN CAUDLE, ATTORNEY IN FACT FOR  
BLANCHE I. HATCHETT

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 24th day  
of Aug A.D., 19 95 at 10:19 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 22800

FEE \$35.00

By *Bernetha G. Lusch* Bernetha G. Lusch, County Clerk