

MTC 36052MS

MITCHELL R. HANAN and JODIE R. HANAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to DAVID A. WIDMER and JILL WIDMER, husband and wife, 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:

THE SOUTH 127 FEET OF LOT 18 OF HOMELAND TRACT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. ALSO KNOWN AS PARCEL 1 OF MAJOR LAND PARTITION 46-91 SITUATED IN LOT 18 OF HOMELAND TRACTS NO. 2, IN THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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 \$ 127,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5885 DELAWARE AVENUE, KLAMATH FALLS, OR 97603

Dated this 30th day of August, 1995

Mitchell R. Hanan
MITCHELL R. HANAN

Jodie R. Hanan
JODIE R. HANAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

SS. August 30 19 95

COUNTY OF Klamath

Personally appeared the above named Mitchell R. Hanan and Jodie R. Hanan

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

(seal)

Return to:

DAVID A. WIDMER
5885 DELAWARE AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Mountain Title Company
on this 31st day of August A.D. 19 95
at 3:09 o'clock PM. and duly recorded
in Vol. M95 of Deeds Page 23646
Bernetha G. Leisch County Clerk

By Judith A. Hickey
Deputy.

Fee, \$30.00