

MTC 36619KR

WARRANTY DEED

BETH E. DEEVER,

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

BRIAN L. HANSEN & CAROLYN HANSEN, 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:

Lot 18 in Block 1 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of 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 \$ 76,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1815 DERBY STREET, KLAMATH FALLS, OR 97603

Dated this 2 day of November, 1995.

Beth E. Deever
BETH E. DEEVER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. November 2 19 95COUNTY OF KLAMATH

Personally appeared the above named _____

BETH E. DEEVER

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kristi L. Redd

Notary Public for OREGONMy commission expires 11/16/95

(seal)

Return to:

BRIAN L. HANSEN
1815 DERBY STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 3rd day of November A.D., 19 95
at 11:38 o'clock A. M. and duly recorded
in Vol. M95 of Deeds Page 30186.

Bernetha G. Letsch County Clerk

By Annette Mueller

Deputy.

Fee, \$30.00