

14237

COVER SHEET FOR RECORDING ATTACHED DOCUMENT

NAMES OF TRANSACTIONS	STATUTORY WARRANTY DEED
NAMES OF PARTIES	Grantor: Hartshorn, Wyn Grantee: Hamlin, Alvin
DOCUMENT TO BE RETURNED TO	Alvin Mansfield Hamlin 52883 Weathering Heights Scappoose, Or 97056
TRUE AND ACTUAL CONSIDERATION	700,000.00
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO	Alvin Mansfield Hamlin 52883 Weathering Heights Scappoose, Or 97056
FOR COUNTY CLERK LIEN RECORD	
INFORMATION REQUIRED BY ORS 205.125(c)&(e)	
(f) IF DOCUMENT IS A SATISFACTION, THE BOOK AND PAGE RECORDING THE LIEN	BOOK: M96 - 5936 PAGE: 14237

5936-A



STATUTORY WARRANTY DEED

Wyn Hartschorn

conveys and warrants to Alvin N. Hamlin, Trustee of the Alvin M. Hamlin Living Trust and Merry Anne Hamlin Trustee of the Merry Anne Hamlin Living Trust Grantor,
 the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantor,
 See exhibit "A" attached hereto and by this reference made a part hereof.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO EASEMENTS, CONDITIONS, RESERVATIONS, COVENANTS, AGREEMENTS, RESTRICTIONS, RIGHTS OF WAY AND DECLARATIONS OF RECORD, IF ANY. Deed of Trust recorded 4-2-92 in M-2 Page 9385, and assigned 3-22-94 in M-94 page 8570, which the grantees herein assume and agree to pay. 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 FEED 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 consideration for this conveyance is \$ 700,000.00 (Writ comply with the requirements of ORS 93.030)

Dated this 29th day of February, 1996.

Wyn Hartschorn
 Wyn Hartschorn

STATE OF OREGON

County of Klamath

BE IT REMEMBERED, that on this 29th day of February, 1996 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Wyn Hartschorn

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

OF TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Genine Johnson
 My Commission expires 9/28/96
 Notary Public for Oregon.

Title Order No. _____
 Encr No. 93081133

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Alvin Hamfield Hamlin
52883 Weathering Heights
Scappoose, OR 97056

Until a change is requested all tax statement shall be sent to the following address:

Alvin Hamfield Hamlin
52883 Weathering Heights
Scappoose, OR 97056
 Name, Address, Zip

5937

DESCRIPTION OF PROPERTY

Commencing at the Southwest corner of the NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which point is the true point of beginning; thence North along the Westerly line of Section 20, a distance of 726 feet; thence East 300 feet to a point; thence South 726 feet to a point, said point being on the Southerly line of the NW1/4 of said Section 20; thence West 300 feet to the place of beginning; being in the NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Also Lots 1, 2, 3, 4, 5, and 6, Block 1 and all that portion of Lots 1, 2, 3, 4 and 5, Block 12, lying Northeasterly of the right of way of Highway #97, all in Chelsea Addition to the City of Klamath Falls, Oregon, now vacated.

And Also all that portion of Byrd Avenue lying North of Block 1 of said Chelsea Addition, all that portion of Nungesser Avenue lying between Blocks 1 and 12 of said Chelsea Addition, and all that portion of the alley in Chelsea Addition lying East of Blocks 1 and 12, North of the State Highway right of way line projected Southeastly, West of the section line and South of the North line of Byrd Avenue projected Easterly all in Chelsea Addition, now vacated.

Also beginning at a point which is South 0°06' West a distance of 388.5 feet from the Section corner common to Sections 17, 18, 19 and 20 in Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence continuing South 0°06' West a distance of 300 feet to the Northeast corner of Chelsea Addition to the City of Klamath Falls, Oregon; thence along the North boundary line of Byrd Avenue in Chelsea Addition North 89°49' West a distance of 174.2 feet to the East line of Quarry Street extended; thence North 0°06' East along the East boundary of Quarry Street extended a distance of 300 feet to a point; thence South 89°49' East a distance of 174.2 feet to the point of beginning.

Also the Easterly 30 feet of the following described parcel:

Beginning at the section corner common to Sections 17, 18, 19, and 20, said Township and Range; thence S. 0°06' W. along the East line of said Section 19, a distance of 388.5 feet to a point; thence N. 89°49' W. a distance of 174.2 feet to a point; thence S. 0°06' W. a distance of 89 feet to the True Point of Beginning of this description; thence continuing S. 0°06' W. a distance of 211 feet to a point on the North line of Byrd Avenue; thence West along said North line a distance of 60 feet to a point; thence N. 0°06' E. a distance of 211 feet to a point; thence S. 89°49' E. 60 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 4th day of March A.D., 19 96 at 3:25 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 5936.

FEE \$40.00

Bernetha G. Letsch, County Clerk
By Cheryl Russell