

MTC 37484 KR

WARRANTY DEED

PATRICIA J. HANSON AND KENNETH N. HANSON, CO-TRUSTEES OF THE PATRICIA J. HANSON FAMILY TRUST, DATED SEPTEMBER 13, 1993,

Grantor(s) hereby grant, bargain, sell and convey to
 LANCE L. LESUEUR and MARY B. LESUEUR, 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 39 OF PIEDMONT HEIGHTS, ACCORDING TO THE OFFICIAL FLAT 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
 whomssoever, 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 \$ 185,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1807 WIARD STREET, KLAMATH FALLS, OR 97601

Dated this 6th day of March, 1996.

THE PATRICIA J. HANSON FAMILY TRUST

BY: Patricia J. Hanson CO-TRUSTEE
 PATRICIA J. HANSON

BY: Kenneth N. Hanson CO-TRUSTEE
 KENNETH N. HANSON

NOTARY ACKNOWLEDGEMENT

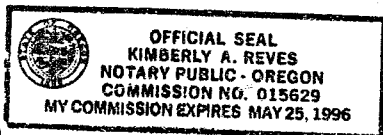
STATE OF Oregon

COUNTY OF Klamath

SS. March 6 19 96

Personally appeared the above named Patricia J. Hanson and
Kenneth N. Hanson, Co-Trustees of The Patricia J. Hanson Family Trust

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves
 Notary Public for Oregon

My commission expires May 25, 1996

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Return to:
 LANCE L. LESUEUR
 1807 WIARD STREET
 KLAMATH FALLS, OR 97601

Mountain Title Company
 on this 6th day of March A.D. 19 96
 at 3:28 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 6184.
 Bernetha G Letsch, County Clerk
 By Christy Russell
 Deputy.

Fee, \$30.00