

44450

08/28/97

12:05

B-97-7728076

MTC 42017

JACKSON CO TITLE

Vol. M97 Page 28640

003/007

JACKSON COUNTY TITLE  
 DIVISION OF OREGON TITLE INSURANCE COMPANY  
 502 W. Main Street (P. O. Box 2115) Medford, OR 97501 (541) 779-2811

75046A

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that,

AUDREY DALE HARRIS and GINGER LEE HARRIS

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantee  
 paid by

LISA HANSON

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the  
 said Grantee and Grantee's heirs, successors and assigns, that certain real property  
 with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
 situated in the County of KLAMATH , State of Oregon, described as follows  
 to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors  
 and assigns forever.

And Grantor hereby covenants to and with Grantee and the heirs of the survivor and  
 their assigns, that Grantor is lawfully seized in fee simple of the above granted  
 premises, free from all encumbrances, EXCEPT

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and that Grantor will warrant and forever defend the said premises and every part and  
 parcel thereof against the lawful claims and demands of all persons whatsoever, except  
 those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars  
 is \$ 73,500.00

WHERE THE CONTEXT SO REQUIRES, the singular includes the plural and all grammatical  
 changes shall be implied to make the provisions hereof apply equally to individuals and  
 to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28<sup>th</sup> day of  
August, 1997.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN  
 VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGHTING OR ACCEPTING THIS  
 INSTRUMENT, THE PERSON ACQUIRING FEES TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE  
 CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY  
 LIMITS ON LIENS/TAXES AGAINST TIMBERING OR FOREST PRACTICES AS DEFINED IN ORS 30.920."

Audrey Dale Harris  
 AUDREY DALE HARRIS

Ginger Lee Harris  
 GINGER LEE HARRIS

STATE OF OREGON  
 COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 28 day of August, 1997,  
 by

AUDREY DALE HARRIS and GINGER LEE HARRIS

Marion Grantham  
 Notary Public for Oregon  
 My commission expires 1/22/01



Mail Tax Statements to:

28641

08/28/97 12:05 7728079

JACKSON CO TITLE

004/007

75046A

EXHIBIT A

Parcel 1 of Land Partition 39-95 being Lot 12 of PLEASANT HOME TRACTS situated in the SE1/4 NE1/4, Section 2, Township 33 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1997-98, a lien not yet payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of North Shasta Lighting District.
6. Subject to reservations and restrictions as contained in instrument dated May 9, 1939 and recorded September 23, 1940 in Volume 132 at page 148, Deed Records of Klamath County, Oregon, wherein Leolla Herden is grantor and Harry L. Watts et ux is grantees, to wit:

"subject to the following restrictions: To an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owner. To the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from property line on street."

7. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: April 8, 1960  
Recorded: June 7, 1995  
Volume: M95, page 15110, Microfilm Records of Klamath County, Oregon  
From: Lester and Lois Tucker  
To: South Suburban Sanitary District  
For: An easement for sewer
8. Staff Report, subject to the terms and provisions thereof;  
Dated: June, 1995  
Recorded: June 30, 1995  
Volume: M95, page 17142, Microfilm Records of Klamath County, Oregon

This document was not signed by Carl Shuck, Planning Director

9. Agreement, subject to the terms and provisions thereof;  
Dated: June 27, 1995  
Recorded: July 5, 1995  
Volume: M95, page 17356, Microfilm Records of Klamath County, Oregon  
By and between: Aubrey Dale Harris, Ginger Lee Harris and South Suburban Sanitary District
10. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day  
of August 1997 at 3:50 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 28640

FEE \$35.00

Bernetha G. Leisch, County Clerk  
By *Kathleen Rose*