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JACKSON CO TITLE

MTC 42017

Vol. 797 Page 28640

Q003/007

JACKSON COUNTY TITLE

75046A

DIVISION OF OREGON TITLE INSURANCE COMPANY

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

AUREY DALE HARRIS and GINGER LEE HARRIS

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor 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 thereto 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 28th 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 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 LEASURES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.920."

Aurey Dale Harris
AUREY 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 AUREY DALE HARRIS and GINGER LEE HARRIS

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



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Mail Tax Statements to:

08/28/97 12:05 B 7726079

JACKSON CO TITLE

004/007

75045A

EXHIBIT A

Parcel 1 of Land Partition 39-95 being Lot 12 of PLEASANT HOME TRACTS situated in the SE1/4 NW1/4, Section 2, Township 39 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 Idella Harnden 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 17366, 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 _____ A.D., 19 97 at 3:50 o'clock _____ P. M., and duly recorded in Vol. _____ M97
 of _____ Deeds _____ on Page 28640

FEE \$35.00

By Bernetha G. Leisch, County Clerk

By *Kathleen R. [Signature]*

Mail to: Jackson County Title 502 W. Main Medford OR 97501