

56711

MTC 41812-KR  
WARRANTY DEEDVol. M98 Page 13098

JOHN N. BROOKS and LORELEI BROOKS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CRAIG V. HANSEN,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 185,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3310 MADISON STREET, KLAMATH FALLS, OR 97603

Dated this 20th day of April, 1998.

[Signature]  
JOHN N. BROOKS

[Signature]  
LORELEI BROOKS

STATE OF OREGON

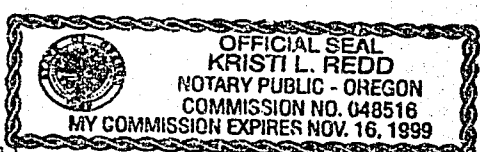
COUNTY OF KLAMATH

SS. April 20 19 98

Personally appeared the above named \_\_\_\_\_

JOHN N. BROOKS & LORELEI BROOKS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

[Signature]  
Notary Public for Oregon  
My commission expires 11/16/99

ESCROW NO. MT41812-KR

Return to:

CRAIG V. HANSEN  
3310 MADISON STREET  
KLAMATH FALLS, OR 97603



13099

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of Land situated in Lot 1, Block 1 of Subdivision of Blocks 2b and 3 Homedale, being in the E 1/2 NE 1/4, Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 1, Block 1 as marked by a P.K. Nail; thence North 66 degrees 42' 00" West, along the Northerly line of said Lot 1, 154.30 feet to a 5/8" iron pin; thence South 07 degrees 14' 30" West 149.30 feet to a fence corner; thence South 84 degrees 34' 00" East 90.00 feet, 5/8" iron pin not found; thence South 05 degrees 26' 00" West 16.00 feet to a 5/8" iron pin; thence South 84 degrees 34' 00" East 72.66 feet to a 1 1/4" iron pin on the Easterly line of said Lot 1; thence North 00 degrees 03' 41" East 118.41 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 20th day  
of April A.D., 19 98 at 3:47 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 13098.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross