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98 JUN 29 P3:23

Vol. 118 Page 22860WARRANTY DEED
TITLE & ESCROW, INC. ATC #05047873ASPEN TITLE ESCROW NO. 05047873
AFTER RECORDING RETURN TO:SCOTT G. HANSEN
34422 Sundance Rd.
Chiloquin, OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEWILLIAM HENRY DE LEON AND JOYCE VIVIAN DE LEON, TRUSTEES OF THE
DE LEON FAMILY TRUST DATED NOVEMBER 17, 1992, AS COMMUNITY
PROPERTY, hereinafter called GRANTOR(S), convey(s) to SCOTT
G. HANSEN, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 24, Block 32, Tract No. 1184, OREGON SHORES UNIT NO.2,
FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CA TL 3100

S.H. "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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$7,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 23rd day of June, 1998.WILLIAM HENRY DE LEON AND JOYCE VIVIAN DE LEON, TRUSTEES OF THE
DE LEON FAMILY TRUST DATED NOVEMBER 17, 1992, AS COMMUNITY
PROPERTY

WILLIAM HENRY DE LEON, TRUSTEE

WILLIAM HENRY DE LEON, INDIVIDUALLY

JOYCE VIVIAN DE LEON, TRUSTEE

JOYCE VIVIAN DE LEON, INDIVIDUALLY

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)On June 23, 1998 before me,Lilly Ann Holland, Notary Public, personally appeared
WILLIAM HENRY DE LEON AND
JOYCE VIVIAN DE LEON.personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
Continued on next page

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subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

My commission expires: 4-24-2002

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of June A.D., 19 98 at 3:23 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 22860

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Brown