

70134

98 NOV 19 P3:25

MTC 46280-LW Vol. 1198 Page 42476  
WARRANTY DEED

HAZEL IRENE HANSCAM TRUSTEE OF THE HANSCAM FAMILY TRUST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CATHY KING,

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5729 Altamont, KLAMATH FALLS, OR 97603

Dated this 13<sup>th</sup> day of November 19 98

HANSCAM FAMILY TRUST  
HANSCAM

BY: Hazel Irene Hanscam TRUSTEE  
HAZEL IRENE HANSCAM

STATE OF Oregon

COUNTY OF Klamath

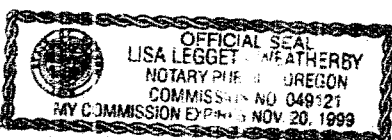
SS.

November 13 19 98

Personally appeared the above named Hazel Irene Hanscam

as Trustee of the Hanscam Family Trust

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherly  
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT46280-LW

Return to:

CATHY KING

5729 Altamont

KLAMATH FALLS, OR 97603

42477

# EXHIBIT "A" LEGAL DESCRIPTION

The S1/2 of the NE1/4 and the E1/2 of the SE1/4, EXCEPTING THEREFROM the Southerly 53.33 acres thereof, in Section 32, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the E1/2 SE1/4 of Section 32, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 32; thence North 00 degrees 06' 15" East along the East line of said Section 32, 1748.81 feet; thence North 89 degrees 11' 48" West parallel to the South line of said Section 32, 1327.06 feet to the West line of said E1/2 SE1/4; thence South 00 degrees 11' 53" West 1748.78 feet to the South line of said Section 32; thence South 00 degrees 11' 48" East 1329.93 feet to the point of beginning, being the Southerly 53.33 acres of the E1/2 SE1/4 of said Section 32, with bearings based on solar observation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day  
of November A.D., 19 98 at 3:25 o'clock P.M., and duly recorded in Vol. M98  
of Deeds on Page 42476.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk