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98 DEC 10 P3:16

MTC 46748-M98 Page 45197
WARRANTY DEED

BRIGITTE K. NEWMAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BRIAN L. HANSEN and CAROL J. HANSEN, husband and wife,

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:

LOT 16 IN BLOCK 3 OF TRACT NO. 1083, CEDAR TRAILS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.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 \$ 28,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 766, KENO, OR 97627.

Dated this 9th day of DEC, 1998.

Brigitte K. Newman
BRIGITTE K. NEWMANSTATE OF Colorado ss. December 9th 19 98
COUNTY OF El PasoPersonally appeared the above named Brigitte K
Newmanand acknowledged the foregoing instrument to be her voluntary act.

Before me:

David F. Barger
Notary Public for Colorado
My commission expires 4/22/2002

(seal)

ESCROW NO. MT46748-MS

Return to:

BRIAN L. HANSEN
P.O. BOX 766
KENO, OR 97627STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 10th day of December A.D., 1998
at 3:16 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 45197

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fec, \$30.00 Deputy.