

1999 JUN 30 PM 3:32

MAIL TO: →

ASPEN 04049743

JACKSON COUNTY TITLE

87823tm

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 ,

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WARREN L. HANLIN

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

STEVE C. JENSEN and CINDY JENSEN, husband and wife, and STEVEN D. HANLIN and CAROLYN J. HANLIN, husband and wife, each as to one half interest

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 thereunto 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 Grantees 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 whomsoever, except those claiming under the above described encumbrances.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 61,500.00

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 29 day of June, 1999.


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."


WARREN L. HANLIN

STATE OF OREGON
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 29 day of June, 1999, by

WARREN L. HANLIN


Notary Public for Oregon
My commission expires _____

Mail Tax Statements to:

Grantee
1475 RAMADA
MEDFORD OR 97504

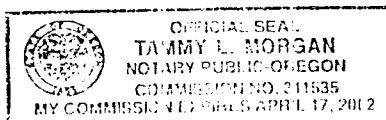


EXHIBIT A

26210

Lot 221, THIRD ADDITION SPORTSMAN PARK, in the County of Klamath, State of Oregon.

CODE 78 MAP 3606-3BD TL 9100

SUBJECT TO:

6. This property lies within and is subject to the levies and assessments of the Fire Patrol District.

7. Restrictions, but omitting restrictions, if any, based on race, color, religion, national origin or physical or mental handicap, as shown on the recorded plat of Third Addition Sportsman Park.

8. Agreement, including the terms and provisions thereof,

Dated :January 25, 1924

Recorded :February 15, 1924

Book :63

Page :459

Recorder's Fee No. :58187

Between :Herbert Fleishhacker and Kay Belle
Fleishhacker, his wife

And :The California Oregon Power Company,
a California Corporation

For :Regulating and controlling the water
levels of Upper Klamath Lake

9. Conditions, restrictions and reservations, including the terms and provisions therein contained in Warranty Deed,

Dated :October 9, 1964

Recorded :January 13, 1976

Book :M-76

Page :610

Recorder's Fee No. :9159

State of Oregon, County of Klamath

Recorded 6/30/99, at 3:32 p. m.

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Linda Smith,

County Clerk Fee \$ 35 RR