

## WARRANTY DEED

Vol M99 Page **45397**

MTC 49694 LW

JESSE F. ALLEN AND PAULA ALLEN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST AND DONNIE ALLEN AND DONNA ALLEN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST ALL AS TENANTS IN COMMON.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DAVID R. HANSON,

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  
3909-001DA-2900 510156

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 44,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~4781 GLENWOOD DRIVE, KLAMATH FALLS, OR 97601~~  
2611 Vermont 97603

Dated this 11 day of November 1999.

Jesse F Allen  
JESSE F. ALLEN

Paula Allen  
PAULA ALLEN

Donnie Allen  
DONNIE ALLEN

Donna Allen  
DONNA ALLEN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 11, 1999 by JESSE F. ALLEN, PAULA ALLEN, DONNIE ALLEN AND DONNA ALLEN.

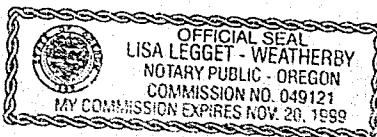
Lisa Legget-Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT49694-LW

Return to:

DAVID R. HANSON  
2611 Vermont  
4781 GLENWOOD DRIVE  
KLAMATH FALLS, OR 97601  
97603



35

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

A tract of land situated in the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, marked by a 5/8" iron pin, which is North 00 degrees 50' 00" West 1296.00 feet and North 87 degrees 20' 00" East 16.00 feet from the Southwest corner of the SE1/4 SE1/4 of said Section 1; thence North 87 degrees 20' 00" East 266.00 feet; thence North 357.67 feet to a 5/8" iron pin; thence South 88 degrees 03' 00" West 271.11 feet to a 5/8" iron pin which is 16 feet Easterly of the West line of the E1/2 SE1/4 of said Section 1, thence South 00 degrees 50' 00" East parallel to the West line of the E1/2 SE1/4 of said Section 1; 360.92 feet to the point of beginning, with bearings based on Deed Volume M71, page 3540.

State of Oregon, County of Klamath  
Recorded 11/15/99, at 3:44 p m.  
In Vol. M99 Page 45397  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup>