

'01 AUG 13 PM 3:17

Vol M01 Page 40725

MARY HURST and DAN HOWARD,

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

HANOVER INVESTMENT CORPORATION, A NEW HAMPSHIRE CORPORATION,

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

ACCT #3809-032AR-07600

KEY #411646

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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **TEN BUCK ROAD, HANOVER, NH 03755-2700**

Dated this 13th day of August, 2001.

Mary Hurst
MARY HURST

Dan Howard
DAN HOWARD



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 13, 2001 by MARY HURST & DAN HOWARD.

Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT54794-KR

Return to:

HANOVER INVESTMENT CORPORATION, A NEW HAMPSHIRE CORPORATION
TEN BUCK ROAD
HANOVER, NH 03755-2700

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 6, Block 41, NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Block 41, said point also being the intersection of the Northeasterly line of 6th Street and the Southeasterly line of Washington Street; thence Northeasterly along the Northwestern line of said Block 41, 100 feet to the true point of beginning; thence Southeasterly at right angles 80 feet to a point; thence Northeasterly at right angles 30 feet to a point on the Northeast line of said Lot 6; thence Northwesternly along said line 100 feet more or less to the most Northerly corner thereof; thence Southwesterly along the Northwesternly line of said Block 41, 30 feet to the point of beginning.

PARCEL 2:

Westerly 30 feet of the Northerly 60 feet of Lot 7, Block 41, NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

State of Oregon, County of Klamath
Recorded 08/13/01 at 3:17 p. m.
In Vol. M01 Page 40725
Linda Smith.
County Clerk Fee \$ 26⁰⁰-