

'01 NOV 16 PM 3:21

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After Recording Return to:
JUSTIN L. GEORGE
1139 Wiard Street
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
JUSTIN L. GEORGE
1139 Wiard Street
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 11/16/01 3:21 p m.
In Vol. M01, Page 59070
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

JAMES R. HAKANSON and STEPHANIE HAKANSON, herein called grantor, convey(s) to **JUSTIN L. GEORGE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 13, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$78,000.00**.
(here comply with the requirements of ORS 93.930)

JS

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.

Dated November 9, 2001.

JAMES R. HAKANSON

STEPHANIE HAKANSON

STATE OF OREGON, County of **Klamath**) ss.

On November 16, 2001 personally appeared the above named **JAMES R. HAKANSON** and **STEPHANIE HAKANSON** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00053992

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-05

Official Seal



*21**