

NJZ- 62471 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARY R. HANSON6225 HILYARD AVENUEKLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 09/26/03 3:44 P mVol M03 Pg 71942-43

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to  
The following address:

MARY R. HANSON6225 HILYARD AVENUEKLAMATH FALLS, OR 97603Escrow No. MT62471-TM**WARRANTY DEED**

BARBARA J. WHITLATCH, Grantor(s) hereby grant, bargain, sell, warrant and convey to MARY 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

509667

3909-001CD-04200-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$89,900.00.

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 this 26 day of September 2003

Barbara J. Whitlatch  
BARBARA J. WHITLATCH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 26 2003 by BARBARA J. WHITLATCH.



(Notary Public for Oregon)

My commission expires 6-18-04

26.03

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

A parcel of land located in the SE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies South 0° 54' East 1060 feet and North 89° 06' East a distance of 30 feet from an iron pin which marks the Northwest corner of the SE1/4 of the SW1/4 of said Section 1; thence running North 89° 06' East 80 feet to a point; thence South 0° 54' East a distance of 100 feet to the true point of beginning; thence continuing South 0° 54' East a distance of 94.8 feet, more or less, to the North line of Hilyard Avenue; thence Easterly along the North line of Hilyard Avenue a distance of 65 feet to a point; thence North 0° 54' West 97.4 feet, more or less, to a point which is North 89° 06' East 65 feet from the true point of beginning; thence South 89° 06' West 65 feet to the TRUE POINT OF BEGINNING.

Tax Account No.: 3909-001CD-04200-000

Key No.: 509667