

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

05 JAN 24 PM 3:30



Kenneth M. Hart & Deborah S. Hart  
106 Crystal Terrace Drive  
Klamath Falls, OR 97601

Grantor's Name and Address

Kenneth M. Hart & Deborah S. Hart  
106 Crystal Terrace Drive  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Kenneth M. Hart & Deborah S. Hart  
106 Crystal Terrace Drive  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Kenneth M. Hart & Deborah S. Hart  
106 Crystal Terrace Drive  
Klamath Falls, OR 97601

Vol M05 Page 05164

State of Oregon, County of Klamath  
Recorded 01/24/05 3:30 p m  
Vol M05 Pg 05164-66  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

ixed.

puty.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Kenneth M. Hart & Deborah S. Hart, as tenants by the entirety  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kenneth M. Hart & Deborah S. Hart, as tenants by the entirety  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto for legal description which is made a part hereof.

TOGETHER WITH AN Access Easement deccribed on Exhibit "B" attached which is made a part hereof by this reference.

SPECIAL RESTRICTION: This parcel cannot be sold separately from the main tax lot known as Klamath County Map #3809-01400-00800-000 Key #888738.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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 \$ 10.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.~~ (The sentence between the symbols ~~Ⓢ~~, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on January 24, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

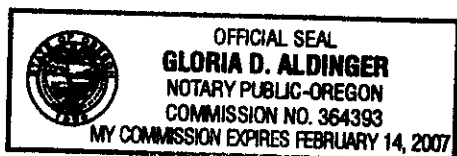
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

*Kurt M. Hart*  
*Deborah S. Hart*  
NA

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on January 24, 2005  
by Kenneth M. Hart & Deborah S. Hart

This instrument was acknowledged before me on January 24, 2005  
by Kenneth M. Hart  
as and Deborah S. Hart  
of Klamath Falls, OR



*Gloria D. Aldinger*  
Notary Public for Oregon  
My commission expires Feb 14, 2007

31-

OWNERS

DENNIS ENSOR O.L.S., C.W.R.E.  
SANDIE ENSOR

**TRU SURVEYING, INC. LINE**

2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603  
PHONE: (541) 884-3691

JOHN HEATON L.S.I.T.

**05165**

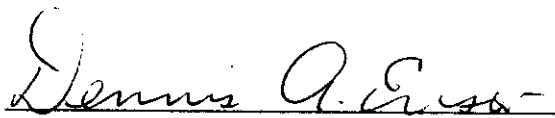
**EXHIBIT "A"**

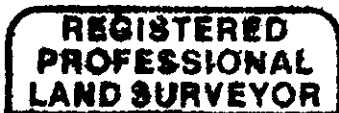
NOVEMBER 13, 2003

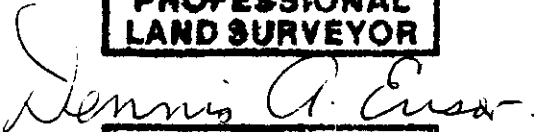
LEGAL DESCRIPTION FOR KEN AND DEBBIE HART

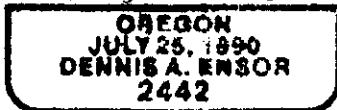
A TRACT OF LAND BEING A PORTION OF LOT 12 OF "TRACT 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES", SITUATED IN THE SW1/4 OF SECTION 14, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER COMMON TO LOT 11 AND SAID LOT 12; THENCE N03°27'03"W, ALONG THE LINE COMMON TO SAID LOTS 11 AND 12, 660.00 FEET; THENCE, LEAVING SAID LINE, N86°32'57"E 660.00 FEET; THENCE S03°27'03"E 660.00 FEET; THENCE S86°32'57"W 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "TRACT 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

  
DENNIS A. ENSOR O.L.S. 2442







EXPIRES 12/31/03

OWNERS

DENNIS ENSOR O.L.S., C.W.R.E.  
SANDIE ENSOR

**TRU SURVEYING, INC. LINE**

2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603  
PHONE: (541) 884-3691

JOHN HEATON L.S.I.T.

**05166**

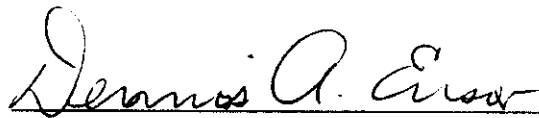
**EXHIBIT "B"**

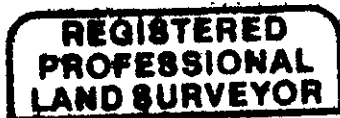
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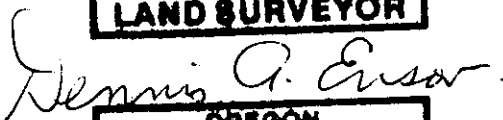
**LEGAL DESCRIPTION OF ACCESS EASEMENT  
FOR KEN AND DEBBIE HART**

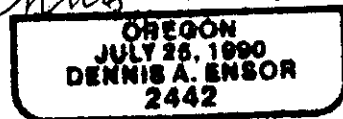
A 30 FOOT WIDE ACCESS EASEMENT ON LOT 12 OF "TRACT 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES", SITUATED IN THE SW1/4 OF SECTION 14 AND THE SE1/4 OF SECTION 15, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE LOT CORNER COMMON TO LOT 11 AND SAID LOT 12 WITH THE RIGHT OF WAY LINE OF SCOTT VALLEY DRIVE; THENCE ALONG THE SAID RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS S59°13'28"W 50.00 FEET AND CENTRAL ANGLE EQUALS 57°17'45") 50.00 FEET TO THE CORNER COMMON TO LOT 13 AND SAID LOT 12; THENCE N47°33'54"E, ALONG THE LOT LINE COMMON TO SAID LOTS 12 AND 13, 1.79 FEET; THENCE LEAVING SAID LOT LINE, N83°25'51"E 408.47 FEET; THENCE S03°27'03"E 231.72 FEET; THENCE S86°32'57"W 30.00 FEET TO A POINT ON THE LINE COMMON TO SAID LOTS 11 AND 12; THENCE, ALONG THE SAID LOT LINE, N03°27'03"W 200.04 FEET AND S83°25'51"W 340.03 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF "TRACT 1396 - THIRD ADDITION TO NORTH RIDGE ESTATES" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

  
DENNIS A. ENSOR O.L.S. 2442







EXPIRES 12/31/03