

05 FEB 11 PM 3:06

MTK-68247 TM

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State of Oregon, County of Klamath  
Recorded 02/11/05 3:06 p m  
Vol M05 Pg 09824  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:  
KATHLEEN ANN HANSEN  
522 OAKLAWN AVENUE  
CHULA VISTA, CA 91910

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

KATHLEEN ANN HANSEN  
522 OAKLAWN AVENUE  
CHULA VISTA, CA 91910

Escrow No. MT68247-TM

**STATUTORY WARRANTY DEED**

**JULIANA VAN SICKLE**, Grantor(s) hereby convey and warrant to **KATHLEEN ANN HANSEN and BARBARA JEANINE, with the rights of survivorship**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

A tract of land situated in Block 7, EWAUNA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 4 in said Block 7; thence Northerly along the West right of way line of the Old Midland Road 16 feet to the true point of beginning; thence continuing along said right of way line 96 feet; thence Westerly at right angles 138 feet; thence Southerly at right angles 96 feet; thence Easterly at right angles 138 feet to the point of beginning.

Tax Account No.: 3909-009C0-01000-000 Key No.: 539796

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$110,000.00**.

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 11<sup>th</sup> day of February 2005.

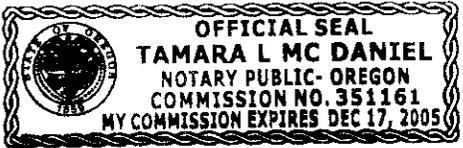
\_\_\_\_\_  
JULIANA VAN SICKLE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb 11, 2005 by JULIANA VAN SICKLE.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires 12/17/05



2/10  
Am