

M06-01424

Klamath County, Oregon

01/24/2006 02:13:24 PM

Pages 2 Fee: \$26.00

After Recording Return to:

LAWRENCE ROY HANLON and DEBRA LYNN HANLON
731 W. AMANDA ST
ROSEBURG, OR 97470

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 59208NP

WARRANTY DEED

ASPEN: 62816

DALE E. WARREN and LENORA A. WARREN, herein called grantor, convey(s) to LAWRENCE ROY HANLON and DEBRA LYNN HANLON, as Tenants by the Entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

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 except any real property taxes due but not yet payable;

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 \$157,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated: January 12, 2006

Dale E. Warren

DALE E. WARREN

Lenora A. Warren

LENORA A. WARREN

STATE OF OREGON, County of ^{Jackson} ~~DESCHUTES~~ ss.

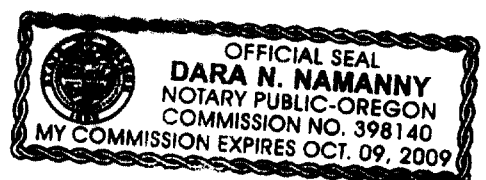
On January 13, 2006, personally appeared the above named DALE E. WARREN and LENORA A. WARREN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Dara N. Namanny

Notary Public for Oregon

My commission expires: 10-9-09

Official Seal



\$26.00

Exhibit A

That portion of the Southeast quarter of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing to the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way line of Tumbo Drive; thence North $59^{\circ}12'$ West 300 feet to the Northwestern right of way line of said highway and the true point of beginning of the following described tract; thence North $30^{\circ}48'$ East along said Northwestern right of way line 429.85 feet; thence North $59^{\circ}12'$ West 170 feet; thence South $30^{\circ}48'$ West 200 feet; thence North $59^{\circ}12'$ West to the North-South quarter section line of Section 24; thence South along said quarter section line to the Northwestern right of way line of said highway; thence North $30^{\circ}48'$ East to the true point of beginning.

SAVING AND EXCEPTING THEREFROM any portion lying within the Dalles California Highway.

CODE 048 MAP 2309-024DO TL 00600 KEY #844322