

2006-024401  
Klamath County, Oregon



12/08/2006 03:50:49 PM

Fee: \$26.00

After Recording Return to:  
RONDA G. NORRIS and  
ARTHUR BRIAN MARTIN  
1845 Esplanade Avenue  
Klamath Falls, OR 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
SAME AS ABOVE

ASPEU: 64212 PS

WARRANTY DEED  
(INDIVIDUAL)

ROBERT M. HANSON and PEGGY M. HANSON, herein called grantor, convey(s) to RONDA G. NORRIS and ARTHUR BRIAN MARTIN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$132,500.00.  
(here comply with the requirements of ORS 93.930)

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 December 6, 2006.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ROBERT M. HANSON  
  
PEGGY M. HANSON

STATE OF OREGON, County of Jackson ) ss.

On 12/7/06, 2006 personally appeared the above named ROBERT M. HANSON and PEGGY M. HANSON and acknowledged the foregoing instrument to be ~~his~~ their voluntary act and deed.

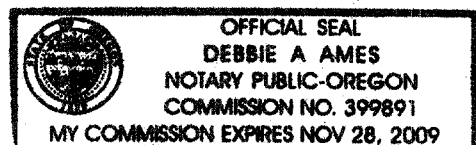
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064212

Before me:   
Notary Public for Oregon  
My commission expires: 11/28/09

Official Seal



\$26-A

**Exhibit A**

All those parts of Lots 3, 4, and 5, Block 26, HOT SPRING TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

**BEGINNING** at a point 38 feet Southeasterly from the Northeasterly corner of said Lot 3 on the Southwesterly side of Eldorado Street; thence at right angles to the Southwesterly side of Eldorado Street a distance of 75 feet to the starting point of this description, thence running Southwesterly and parallel with the Northwesterly side of said Lot 3 a distance of 75 feet to the Northeasterly side of the alley through said Block 26; thence Southeasterly along the Northeasterly side of said alley a distance of approximately 127 feet to the Northwesterly side of Esplanade Avenue; thence Northeasterly along the Northwesterly side of Esplanade to a point 75 feet Northeasterly from the Southwesterly side of said Lot 5 measured at right angles to said side of Lot 5; thence Northwesterly 75 feet 6 inches, more or less to the point of beginning.

**CODE 001 MAP 3809-028CB TL 06200 KEY # 304272**

**CODE 001 MAP 3809-028CB TL 06300 KEY # 304281**