

2007-007324

Klamath County, Oregon



00020728200700073240020026

04/23/2007 11:20:27 AM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

ALLAN HANSEN WHO AQUIRED TITLE AS ALLEN HANSEN AND ALBINA HANSEN AS TENANTS IN COMMON AS TO PARCELS 1 AND 2; AND ALLAN JAY HANSEN WHO AQUIRED TITLE AS ALLEN JAY HANSEN AS TO PARCEL 3, Grantor,

conveys and warrants to

CRYSTAL KOKEL, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

PARCEL 1

S1/2S1/2SW1/4 OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 24 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2

E1/2N1/2SW1/4 OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 24 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 3

N1/2S1/2SW1/4 OF GOVERNMENT LOT 4, SECTION 3 TOWNSHIP 24 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No(s): 157056 157083 747375

Map/Tax Lot No(s): 2410-00300-00400-000 2410-00300-00500-000
2410-00300-00600-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$125,000.00 .

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 ORS 197.352.

Dated this 12th day of April, 2007.

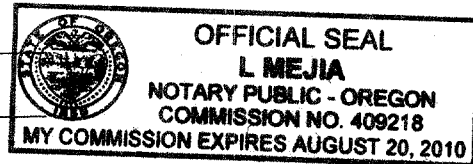
allan j Hansen 4, 12, 07
ALLAN JAY HANSEN

Albina Hansen 4-12-07
ALBINA HANSEN

STATE OF OREGON, COUNTY OF Douglas) SS.

This instrument was acknowledged before me on April 12th 2007 by ALLAN JAY HANSEN and ALBINA HANSEN.

L Mejia
(Notary Public for Oregon)
My commission expires Aug 20, 2010



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
CRYSTAL KOKEL
PO BOX 1278
LA PINE, OR 97739

TITLE NO. 78873
ESCROW NO. 14-0009407