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



William E. Hantzmon III
3949 MACK AVE
Klamath Falls, OR 97603
Grantor's Name and Address
William E. Hantzmon III
Monica J. Hantzmon
3949 MACK AVE Klamath Falls, OR
Grantee's Name and Address

2009-004519
Klamath County, Oregon



00063461200900045190020023

03/31/2009 11:28:13 AM

Fee: \$26.00

SPACE RESI
FOF
RECORDED

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

William and Monica Hantzmon
1920 N. 65th Street
Superior, WI 54880

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

William and Monica Hantzmon
1920 N. 65th Street
Superior, WI 54880

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that William E. Hantzmon III

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE
William E. Hantzmon III AND MONICA JEAN HANTZMON "AS TENANTS BY ENTIRETY"
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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 EXHIBT A

AMERITITLE has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ① (The sentence between the symbols ①, 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 27 MARCH 2009; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

William E. Hantzmon III

STATE OF OREGON, County of Douglas

This instrument was acknowledged before me on March 27, 2009
by Nancy J. Bruhjeil, Notary

This instrument was acknowledged before me on

by
as
of

Nancy J. Bruhjeil
Notary Public for Oregon

My commission expires Sept 4, 2009

26AMT

EXHIBIT A: 3949 Mack Avenue, Klamath Falls, OR

Beginning at a point which lies N. 1° 14' W. a distance of 680.3 feet and S. 89° 26' W a distance of 430 feet from the iron pin which marks the section corner common to Sections 2, 3, 10, and 11, T 39 S. R. 9 E. W. M., and run thence: Continuation S 89° 26' W. a distance of 200 feet to an iron pin; thence N. 1° 14' W. a distance of 144.1 feet to an iron pin; thence N. 89° 24' E. a distance of 200 feet to an iron pin; thence S. 1° 14' E. a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.66 acres, more or less, in the $S\frac{1}{2}S\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ of Section 3, T.39 S. R. 9 E. W. M. "Subject to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners across the North and East sides of said lot. Subject to the restriction that no dwelling house shall be placed upon said land less than \$1500.00; that such dwelling house shall be outside and shall be set back at least 20 feet from property line on Mack Avenue, being a road running East and West the Southerly line of above described tract."