

187 2507353 -ALF
RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON REPRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

2015-010396
Klamath County, Oregon
09/21/2015 10:43:13 AM
Fee: \$67.00

After Recording Return To:

**W.E. Hantzmon
3949 Mack Ave
Klamath Falls, OR 97603**

1. Title(s) of the Transaction(s) ORS 205.234(a):

Warranty Deed-Survivorship

2. Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160:

W.E. Hantzmon, a widower

3. Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160:

William E Hantzmon III

4. Send Tax Statements To:

Same as above

5. True and Actual Consideration:

\$10.00

6. Deed Reference:

**Rerecorded at the request of First American Title to correct the legal
description. Previously recorded in Volume M98 Page 27434.**

F.
72.00

NA

63435

WARRANTY DEED - SURVIVORSHIP

Vol. 1998 Page 27434

KNOW ALL MEN BY THESE PRESENTS, That W. E. Hantzmon, a widower

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by W. E. Hantzmon and William E. Hantzmon III

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

except as above stated

and that

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, 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 the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 26 day of July, 1998; if a corporate grantor, 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.

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 30.830.

W. E. Hantzmon

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 26, 1998,

by _____

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



OFFICIAL SEAL
KAREN L. LEWIS
NOTARY PUBLIC-OREGON
COMMISSION NO. 045480
MY COMMISSION EXPIRES JUL. 18, 1999

My commission expires 7/18/99 Notary Public for Oregon

W. E. Hantzmon
3949 Mack Ave.

Klamath Falls, OR 97603

Grantor's Name and Address

W. E. Hantzmon

3949 Mack Ave.

Klamath Falls, OR 97603

Grantee's Name and Address

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

W. E. Hantzmon

3949 Mack Ave.

Klamath Falls, OR 97603

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

W. E. Hantzmon

3949 Mack Ave.

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/title/instrument/microfilm/reception No. _____.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy

STATE OF OREGON
County of Klamath

CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.

Dated: September 17, 2015

Linda Smith, Klamath County Clerk

By: Lisa Kessler Deputy

EXHIBIT A

27435

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 commor 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. 1/4 S. 1/4 SE 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 restr: 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 p: line on Mack Avenue, being a road running East and West the Southerly line of above described tract."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of W. E. Hantzmon the 27th day
of July A.D., 19 98 at 2:38 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 27434

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Ross

FORM No. 690 - WARRANTY DEED (Survivorship) (Individual or Corporate)

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NA

63435

WARRANTY DEED - SURVIVORSHIP

Vol. 1798 Page 27434

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hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by W. E. Hantzmon andWilliam E. Hantzmon III

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

except as above stated

and that

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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IN WITNESS WHEREOF, the grantor has executed this instrument this 26 day of July, 1998; if a corporate grantor, 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.

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STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 26, 1998,

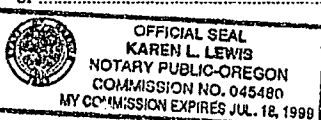
by _____,

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____,



Karen L. Lewis Notary Public for Oregon
My commission expires 7/18/99

W. E. Hantzmon
3949 Mack Ave.
Klamath Falls, OR 97603
Grantor's Name and Address

W. E. Hantzmon
3949 Mack Ave.
Klamath Falls, OR 97603
Grantee's Name and Address

After recording return to (Name, Address, Zip):
W. E. Hantzmon
3949 Mack Ave.
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
W. E. Hantzmon
3949 Mack Ave.
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy

EXHIBIT A

27435

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. 1/4 N. 1/4 SE 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 restr: 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 p: line on Mack Avenue, being a road running East and West the Southerly line of above described tract."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of W.E. Hantzmon the 27th day
of July A.D., 19 98 at 2:38 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 27434

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which lies North 1°14' West a distance of 680.3 feet and South 89°26' West a distance of 430.00 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11 Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing South 89°26' West a distance of 200 feet to an iron pin; thence North 1°14' West a distance of 144.1 feet to an iron pin; thence North 89°24' East a distance of 200 feet to an iron pin; thence South 1°14' East a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.666 acres, more or less, in the S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 3 Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

LESS & EXCEPT that portion deeded to Oscar E. Cleveland and Joan Cleveland, husband and wife on August 5, 1977 in Deed Volume M77 Page 14178, records of Klamath County, Oregon, described as follows:

A tract of land situated in the S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin which lies North 01°14' West a distance of 685.3 feet and South 89°26' West a distance of 557.30 feet from the cased iron pin which marks the Southeast corner of said Section 3; thence continuing South 89°26' West 72.70 feet to a 5/8 inch iron pin; thence North 01°14' West a distance of 139.10 feet to a 5/8 inch iron pin; thence North 89°24' East a distance of 72.70 feet to a 5/8 inch iron pin; thence South 01°14' East a distance of 139.14 feet to the point of beginning, with bearings based on the East line of said Section 3 as being North 01°14' West.