2015-010396

Klamath County, Oregon

09/21/2015 10:43:13 AM

Fee: \$67.00

## 1ST 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.

## 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

FOR RECORDER'S USE STATE OF OREGON)

County of KLAMATH)

County of KLAMATH)

County of Advantation and correct to the possession

... and/or as fee/file/instru-

Deputy

Witness my hand and seal of

ment/microfilm/reception No...

Record of Deeds of said County.

County affixed.

35º (a/c)

rding ratem to (Name, Address, Zip):

W.E. Hantzmon

3949 Mack Ave.

Klamath Falls. OR

3949 Mack Ave. Klamath Falls, OR 97603

wied otherwise send all tax statements to (Name, W.E. Hantzmon

Beginning at a point which lies N. 10 14: W. distance of 680.3 feet and S. 89° 261 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. 890 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. 10 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 SASANASEASER 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."

Filed for record at request of	W.E. Hantzmon	the	27£h	da
of <u>July</u> A.D., 19 <u>9</u>	at 2:38 o'clo	ck P. M., and duly recorded in Vol.	_M98	
of	Deeds	on Page27434		

FEE \$35.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Bernetha Go Letsch, County Clerk

FCRM Ho. 690 - WARRANTY DEED (Survivorship) (Individual or Corporate).	CONTRACTOR OF THE SECOND	COPYRIGHT 1993 STEVENS NEES LAW FUBLISHING CO., PORTLAND, O
A 63435 WARRANTY	DEED SURVIVOR	[6] <u>m98</u> Page 27434
KNOW ALL MEN BY THESE PRESENTS,	That W. E. H	antzman, a widower
tor the consideration hereinafter stated to the grantor William E. Hantzman III	paid by W. E. I	Iont Zmon ond
hereinafter called grantees, hereby grants, bargains, s with the right of survivorship, their assigns and the property with the tenements, hereditaments and as situated in the County of	ells and conveys unto heirs of the survivor opurtenances thereu	o the grantees, not as tenants in common of the grantees, the following described t nto belonging or in any way appertaini
SEE EXHIBIT A		
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(IF SPACE INSUFFICIENT, C	ibed and granted pro	emises unto the grantees, their assigns a
the heirs of such survivor, forever; provided that the right of survivorship, that is, that the fee shall vest a And the grantor above named hereby covenant	absolutely in the sur ts to and with the ab	vivor of the grantees. ove named grantees, their heirs and assig
that grantor is lawfully seized in fee simple of the p		ire free from all encumbrances
except as above s	tated	and t
grantor will warrant and forever defend the premise	s and every part and	parcel thereof against the lawful claims
demands of all persons whomsoever, except those control of the true and actual consideration paid for the true actual con	laiming under the ab	ove described encumbrances
OHowever, the actual consideration consists of or		in terms of donars, is plice
11-1-1-1		nerty or value diven or promised which
Cine whole consideration (indicate which). Of The sentence	includes other prop hetween the symbols ().	perty or value given or promised which
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27435

SHHIBIT A

Beginning at a point which lies N. 10 14: W. a distance of 680,3 feet and S. 89° 261 W. a distance of 430 feet from the iron pin which marks the section corner commor to Sections 2,73, 10, and 11, T 39 S. R. 9 E. W. M. and run thexces Continuation S. 890 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° 247 E. a distance of 200 feet to 10 14 E. & distance of 144.2 an iron pin; thence S. feet, more or less, to the point of beginning, said tract containing 0.66 acres, more or less, in the SASANASEASEA 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 les than \$1500.00; that such dwelling house shall be ; outside and shall be set back at least 20 feet from p: Mine 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 da
of	July A.D.,	19 <u>98</u> at <u>2:38</u>	o'clock P. M., and duly recorded in Vol. M98
	of	Deeds	on Page <u>27434</u>
FEE	\$35.00		Bernetha Go Letsch, County Clerk By Attlust Hoas

## **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.