

18 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.

2015-010397

Klamath County, Oregon

09/21/2015 10:43:13 AM

Fee: \$67.00

After Recording Return To:

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

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

Bargain and Sale Deed

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

William E Hantzmon III

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

**William E Hantzmon III and Monica Jean Hantzmon, as tenants by the
entirety**

4. Send Tax Statements To:

Same as above

5. True and Actual Consideration:

N/A

6. Deed Reference:

**Rerecorded at the request of First American Title to correct the legal
description. Previously recorded in 2009/004519.**

F.
72.00

UTC 13916-9422

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).

© 1990-2008 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR www.stevens-ness.com

EOB

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

William E. Hantzmon III
Monica J. Hantzmon
3949 MACK AVE Klamath Falls, OR

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

2009-004519

Klamath County, Oregon



00063461200900045190020023

SPACE RESI

03/31/2009 11:28:13 AM

Fee: \$26.00

FOR

RECORDED

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 \$ 0.00. 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. (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. WISCONSIN

William E. Hantzmon III

STATE OF OREGON, County of Douglas

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

This instrument was acknowledged before me on

by

as

of

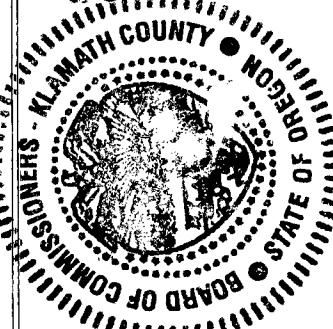
Nancy J. Bruhrell
Notary Public for Oregon WISCONSIN

My commission expires Sept 4, 2009

STATE OF OREGON
County of Klamath

I 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



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 S½S½N½SE¼SE¼ 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."

UTC 13916-9422

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).

© 1999-2008 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR www.stevens-ness.com

EOB

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

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

2009-004519

Klamath County, Oregon



00063461200900045190020023

SPACE RESI

03/31/2009 11:28:13 AM

Fee: \$26.00

FOR

RECORDED

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. 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. (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 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. WISCONSIN

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 WISCONSIN

My commission expires Sept 4, 2009

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

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."

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.