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

<u>DO NOT</u> AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording Return To:

William and Monica Hanztmon 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

2015-010397

09/21/2015 10:43:13 AM

Fee: \$67.00

Klamath County, Oregon

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. 72.10

FORM 10, 723 - BARGAIN AND SALE DEED (Individual or Corporate).	© 1990-2008 STEVENS-NESS LAW PURLISHING CO., PORTLAND, OR www.ateveneness.com		
	M MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.		
William E. Hantzmon III	2009-004519		
3949 MACK AVE	Klamath County, Oregon		
Klamoth Falls OR 9768	11 B 12 1 1 1 1 1 1 B 1 1 1 1 B 1 1 1 1		
MONICA J. Hantzman	00063461200900045190020023		
3949 MACK AVE Klamath Falls, OR. Grantee's Name and Address	SPACE RESL03/31/2009 11:28:13 AM Fee: \$26.00		
After recording, return to (Name, Address, Zp): WILLIAM COND. MONICC. Hantsman	FOF RECORDER		
1920 N. 65th Street Superior, WI 54880			
Until requested otherwise, send all tax statements to (Name, Address, Zip): [MI]			
1920 N. Losth Street			
Superior, WI 54880			
BARGAIN	AND SALE DEED		
KNOW ALL BY THESE PRESENTS thatW	Illiam E. Hantzmon III		
hereinafter called grantor, for the consideration hereinafter sta	ted, docs hereby grant, bargain, sell and convey unto THE ONICA TEAN HANTZMON "AS TENANTS BY ENTIREY"		
hereinafter called grantee, and unto grantee's heirs, successors	and assigns, all of that certain real property, with the tenements, hered-		
itaments and appurtenances thereunto belonging or in any was State of Oregon, described as follows, to-wit:	ly appertaining, situated inK.L.ameeth County,		
See EXHIBT A			
Jee Chillian II	accorded this		
	AMERITITLE, has recorded this Instrument by request as an accomodation only, and has not examined it for regularity and sufficiency and has not examined in the tip of the property		
Instrument by remained it for regularity and summed and has not examined it for regularity and summed or as to its effect upon the title to any real property or as to its effect upon the title to any real property that may be described therein.			
that may be described.			
<u> </u>		Š	
		क्षेष्ट स्रिक्ष के	
		and correct possession ark.	
(IF SPACE INSUFFICIENT. To Have and to Hold the same unto grantee and gran	CONTINUE DESCRIPTION ON REVERSE) LCC's heirs, successors and assigns forever.	and control of the country of the co	
The true and actual consideration paid for this transfe	r, stated in terms of dollars, is \$		
which) consideration. (The sentence between the symbols (), if not a	pplicable, should be deleted. See ORS 93.030.)		
In construing this deed, where the context so requires made so that this deed shall apply equally to corporations an	the singular includes the plural, and all grammatical changes shall be d to individuals.	OREGON) KLAMATH) hat this is at ocument in the county and the coun	
IN WITNESS WHEREOF, the grantor has executed to	this instrument on	P H H H H H H	
		S A K A C A K A C A K A C A K A C A K A C A K A C A C	
FEE TITLE SHOULD NOUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDE 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTE	ARING William E. Hantymor III		
OREGON LAWS 2007. THIS INSTRUMENT DUES NOT ALLOW USE OF THE FIRE DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE P	PERITY IS AND ERSON	STATE County County TCERTI TOCETI To the N Oated:	
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND TRANSFERRED IS A LAWFILLY ESTABLISHED LOT OR PARCEL, AS DEFINED I	PRIATE BEING N ORS	COUNTY !!	
92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARC OFTERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTIC OFFINED IN ORS 20 202 AND TO INJURE AROUT THE RIGHTS OF NEIGHE	EL, TO SES, AS OBING	N. MATH	
to do so by order of its board of directors. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFE FEE TITLE SHOULD INDUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDE 195.300, 195.301 AND 195.305 TO 195.335 AND SECTIONS 5 TO 11, CHAPTE OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PRO DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW REGULATIONS. BEFORE SIGNING OF A ACCEPTING THIS INSTRUMENT, THE P ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND THANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN 20.10 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PAD DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTIC DEFINED IN ORS 0.393, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHE PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 1 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, W15.004 SIT	95.336	COUNTY WAS	
STATE OF OREGON, County of This instrument was acknowledge.	owledged before me on March 27, 2009	2 : Marine	
by Nancy J. Bruhiell This instrument was ackn	ERSON PRIATE BEING N OAS EL TO ISS AS OWING 95.336 Douglas owledged before me on March 27, 2107 IN OTARY owledged before me on		
by		S. W. E.	
of		1,440	
	Notary Public for Grogen Wisconsin	SOUND OF OF OF OF	
	Notary Public for Oregen WISCONSIN My commission expires Sept 4, 2007		

26Amt

PUBLISHER'S NOTE: If using this form to convey real properly 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 S1/2S1/2N1/2SE1/4SE1/4 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."

FORM NO. 723 - BARGAIN AND SALE DEED (Individual or Corporate).	© 1990-2008 STEVENS-NESS LAW PUNI, ISHING CIO., PORTLAND, OR www.eleveneness.com		
	Y BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.		
William E. Hantzmon III	2009-004519 Klamath County, Oregon		
Klamatti Falls 102 97108 Grantor's Name and Address William E. Hantzmon III			
MONICA J. HONT-mon 3949 MAC AND KIGMOTH FOILS OR Grande's Name and Address SPACE After recording, return to (Name, Address, ZIP):	00063461200900045190020023 = RESI 03/31/2009 11:28:13 AM Fee: \$26.00		
William and Monica Hantsman RECO 1920 N. US H. Street Superior, WI 54880	ROEf		
Unill requested otherwise, send all tax statements to (Namo, Address, Zip): WILLIAM and MONICA Hantzman 1920 N. LESTA Street Supposer, W. 54880			
BARGAIN AND SALE DEED KNOW ALL BY THESE PRESENTS that WILLIAM E, Hantzman III			
hereinafter called grantor, for the consideration hereinafter stated,	loes hereby grant, bargain, sell and convey unto		
hereinafter called grantee, and unto grantee's heirs, successors and itaments and appurtenances thereunto belonging or in any way ap State of Oregon, described as follows, to-wit:	assigns, all of that certain real property, with the tenements, hered-pertaining, situated in Klamotti County,		
See EXHIBT A			
•	IMERITITIE has recorded this instrument by request as an accomodation only, and has not examined in for requirity and sufficiency and has not examined in for requirity and sufficiency or as to its effect upon the title to any real property that may be described therein.		
•			
To Have and to Hold the same unto grantee and grantee's The true and actual consideration paid for this transfer, sta actual consideration consists of or includes other property or valu which) consideration. (1) (The sentence between the symbols (2), if not applies	ted in terms of dollars, is \$		
made so that this deed shall apply equally to corporations and to IN WITNESS WHEREOF, the grantor has executed this is grantor is a corporation, it has caused its name to be signed and it	individuals. instrument on 27 MARCH 2009; if 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 REQULATIONS. 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING THE STAND SHOW THE APPROVED USES OF THE LOT OR PARCEL. TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.530, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING	William E. Hangmor III		
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 THANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN OR 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL. TO			
PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336	louglas scale March 27, 2109		
by Nancy J. Brunjell 1. 1. This instrument was acknowled	dged before me on		
as			
of	Notary Public for Gregon Wisconsin My commission expires Sopt 4, 2007		
	My commission expires Sept 4, 4001		
PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, inclu	ude the required reference.		

2017 Dawn Markee-Schmitt 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 S1/2S1/2N1/2SE1/4SE1/4 of Section 3, 7.39 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.