

546-11

WARRANTY DEED

Vol. 78 Page 19839

KNOW ALL MEN BY THESE PRESENTS, That Ralph D. Hunter, also known as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph De Hunter, Jr. and Cheryl Hunter,

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NE 1/4 NE 1/4 of Section 4, Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 31 and 34, Township 39 South, Range 9 East of the Willamette Meridian bears North 0° 54' 43" West 30 feet; thence South 89° 57' 30" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0° 54' 43" East 438 feet to a 5/8" rebar; thence North 89° 57' 30" East 590 feet to a 5/8" rebar on the Section line between Sections 3 and 4 said Township and Range; thence North 0° 54' 43" West 438 feet along said Section line to the point of beginning.

Bearings based on Survey No. 2672. (continued on reverse)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances subject to contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land and that grantor will warrant and forever defend the said 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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The reference between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7 day of September, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Ralph D. Hunter
Ralph D. Hunter

(If executed by a corporation, affix corporate seal)

STATE OF OREGON
County of Klamath
September 7, 1978

STATE OF OREGON, County of
Personally appeared

Personally appeared the above named Ralph D. Hunter

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(CONFIDENTIAL) My commission expires: 1-21-81

(OFFICIAL SEAL) Notary Public for Oregon My commission expires:

Ralph D. Hunter

Ralph De Hunter and Cheryl Hunter

Ralph De and Cheryl Hunter

Ralph De and Cheryl Hunter

Ralph De and Cheryl Hunter

STATE OF OREGON, County of I certify that the within instrument was received for record on the day of 1978, at o'clock M., and recorded in book on page or as file/serial number Record of Deeds of said county. Witness my hand and seal of County affixed. By Recording Officer Deputy

19840

SUBJECT TO: an easement along the Easterly 35 feet of the above described parcel.

SUBJECT TO: That certain mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon dated October 31, 1977, recorded November 9, 1977, Volume M77, page 21642, Microfilm Records of Klamath County, Oregon, in the amount of \$43,000.00, given to the Federal Land Bank of Spokane, which said mortgage, the Grantees do hereby assume and agree to pay according to the terms thereof.

STATE OF OREGON, COUNTY OF KLAMATH; ss.
Attest to the request of: Mountain Title Co.
This day of September A. D. 1978 at 10:23 clock AM,
was recorded in Vol. M73, of Deeds on Page 19839

W. D. MILNE, County Clerk
By Richard H. [Signature]

Fee \$6.00