

1-174

45643

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES E. HUNTER and GLADYS HUNTER, husband and wife as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM KOONTZ, a single person, 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 thereto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The NW 1/4 SE 1/4 SE 1/4 section 16, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO

1. rights of the public in and to any portion of said premises lying within the limits of roads and highways
2. Contract including the terms and provisions thereof, Recorded 3/26/80 in Book M 80, page 4627 between John Miller, Vendor and Bill Pierce and Belle A. Pierce, husband and wife Vendees
3. Taxes for the year 1981-82 plus interest (Code 8 Map 58 TL 10-37)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as shown above,

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 \$5,957.75.

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 5 day of February, 1985; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
February 5, 1985.

Personally appeared the above named James E. Hunter and Gladys Hunter

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

Before me: *Eric Nelson*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-3-87

STATE OF OREGON, County of Klamath ss.
February 5, 1985

Personally appeared _____ 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 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. Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

James E. Hunter & Gladys Hunter
Route 2 Box 234
Eonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
William Koontz
911 1/2 W Portland Ave
Bend, Ore 97701

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Re: 4600

NAME, ADDRESS, ZIP

Fee: \$5.00

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 6th day of February, 1985, at 9:22 o'clock AM, and recorded in book/reel/volume No. M85, on page 1932, or as document/fee/file/instrument/microfilm No. 45643, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME: *Tom Smith* TITLE: Deputy