

KOTC-39523

73680

WARRANTY DEED

Vol. M87 Page 6689

KNOW ALL MEN BY THESE PRESENTS, That LESTER ROOKSTOOL and M. HELEN ROOKSTOOL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLARD LEROY HUNTER, JR. and DEBRA LYNN HUNTER, Husband and wife, hereinafter called 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:

That portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19, Township 40 South, Range 10 E.W.M., more particularly described as follows:
Beginning at the intersection of the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ with the South right of way line of Matney Road; thence South along the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 590 feet; thence East a distance of 445 feet; thence North a distance of 590 feet to the South line of Matney Road; thence West along said South line 445 feet, more or less, to the point of beginning.

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 easements and rights of way of record and apparent on the land.

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 \$ 28,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ ~~(The sentence between the symbols @, if not applicable, should be deleted. See ORS 22.030.)~~

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 20th day of April, 1987; 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.

THIS INSTRUMENT WILL 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 APPROVED USES.

M. Helen Rookstool
Lester Rookstool

STATE OF OREGON,
County of Klamath } ss.
April 20, 1987

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named
M. Helen Rookstool and
Lester Rookstool
and acknowledged the foregoing instrument to be _____ voluntary act and deed.

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My Commission expires: 6-21-88

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. & Mrs. Willard Leroy Hunter, Jr.
5614 Airway Drive
Klamath Falls, Oregon 97603

Until a change is requested all tax statements shall be sent to the following address.

M. & Mrs. Willard Leroy Hunter, Jr.
5614 Airway Drive
Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of April, 1987, at 8:55 o'clock A.M., and recorded in book/reel/volume No. M87 on page 6689 or as fee/file/instrument/microfilm/reception No. 73680, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$10.00

APR 21 AM 8 55