

304 MTC-21292 P

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES H. PATTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK M. HUNTER & MARGARET M. HUNTER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

Lot 21, 22 and 23 in Block 12 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated alley which inured thereto.

Tax Account No. 3909-2CD-3800

"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."

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 and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 26,500.00

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 17th day of May, 19 89; 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.

James H. Patton by Mary E. Woodard
James H. Patton by Mary E. Woodard as Attorney in fact

STATE OF OREGON,
County of Klamath)
5/17, 1989) ss.

STATE OF OREGON, County of)
Personally appeared) ss.

Personally appeared the above named
Mary E. Woodard, as Attorney in fact
for James H. Patton

and
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 her 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.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires: 8-16-92

James H. Patton
C/O 2848 S 6th
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
Jack M. Hunter & Margaret M. Hunter
4657 Peck Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
Jack M. Hunter & Margaret M. Hunter
4657 Peck Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP
Jack M. Hunter & Margaret M. Hunter
4657 Peck Drive
Klamath Falls, OR 97603

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was
received for record on the 18th
day of May, 19 89,
at 10:58 o'clock A.M. and recorded
in book M89 on page 8592 or as
file/reel number 304
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
Deputy

Fee \$8.00