

AFTER RECORDING RETURN TO:
CLAUDE D. HUNT
JACQUELINE M. HUNT

923 Merryman
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GRACE FREELAND hereinafter called GRANTOR(S), convey(s) to
CLAUDE D. HUNT and JACQUELINE M. HUNT, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 100, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD
MANOR, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-34CB TL 1500

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls 2) Conditions, Restrictions as shown on the
recorded plat of Merryman's Replat of vacated portion of Old
Orchard Manor. 3) Conditions, Restrictions as shown on the
recorded plat of Old Orchard Manor. 4) Easement for utilities
over and across the premises formerly included within the
boundaries of Old Orchard Manor, now vacated, if any such exist.
5) Regulations, including levies, assessments, water and
irrigation rights and easements for ditches and canals, of
Klamath Irrigation District. 6) Declaration of Conditions and
Restrictions, but omitting any restrictions based on race,
color, religion or national origin appearing of record: Recorded
on February 20, 1951 in Book 245 at page 361. 7) Trust Deed,
including the terms and provisions thereof to secure the amount
noted below and other amounts secured thereunder, if any:
Grantor: Kenneth C. Niswender and Christine M. Nisender;
Trustee: William Sisemore; Beneficiary: Klamath First Federal
Savings and Loan Association dated on May 12, 1978, recorded on
May 23, 1978 in Book M-78 at page 10844. WHICH SAID GRANTEE
HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND
PROVISIONS CONTAINED THEREIN.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$59,950.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 31st day of MAY, 1990.

Grace Freeland

GRACE FREELAND

STATE OF OREGON, County of KLAMATH)ss.

JUNE 4, 1990.

Personally appeared the above named GRACE FREELAND and
Continued on next page

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