

WARRANTY DEED

16535

KNOW ALL MEN BY THESE PRESENTS, That JOHN E. HALL AND DONNA LEE HALL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOD A. HUNSAKER AND ANGELA Q. HUNSAKER, 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:

That portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the "B" Irrigation Canal running Easterly and Westerly through said W $\frac{1}{2}$ of the SE $\frac{1}{4}$, EXCEPTING THEREFROM the North one rod.

Assessors Account No. 3910-01700-01800
Assessors Key No. 597508

"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 to 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 \$ 140,000.00. However, the actual consideration consists of for inclusion in the property records, the grantor has given no promise which is the subject of the consideration (indicate which). (The sentence 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 20th day of June, 19 90; 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.

John E. Hall
John E. Hall

Donna Lee Hall
Donna Lee Hall

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

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 _____

_____, a corporation, 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:

STATE OF OREGON

County of Klamath, 19 90 ss.

Personally appeared the above named
JOHN E. HALL AND
DONNA LEE HALL

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

Before Paul D. Chandler
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7-6-90

John E. & Donna Lee Hall
31385 Donna Rd.
Shedd, OR 97377

GRANTOR'S NAME AND ADDRESS
Tod A. & Angela Q. Hunsaker
3423 Reeder Rd
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS
Klamath Trust Federal
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
Same As Above

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 20th day of June, 19 90, at 3:58 o'clock P M., and recorded in book M90 on page 12180 or as file/reel number 16535.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$28.00