

20517

MTC #24311-DN

WARRANTY DEED

Vol m90 Page 19104

KNOW ALL MEN BY THESE PRESENTS, That Melvin W. Hunter and Shirley M. Hunter  
aka Shirley Hunter, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Darlene Knowles

the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## MOUNTAIN TITLE COMPANY

"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 ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

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 \$ 8,000.00

XXXXXX THE FOREGOING CONSIDERATION IS NOT TO BE TAKEN AS A PRESENTATION OF THE GRANTOR'S INTENT TO SELL THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSES OF THE OREGON DEEDS ACT, BUT AS A STATEMENT OF THE ACTUAL CONSIDERATION PAID FOR THE PROPERTY DESCRIBED HEREIN. XXXXX

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 21<sup>st</sup> day of September, 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
September 21<sup>st</sup>, 19 90

Personally appeared the above named \_\_\_\_\_

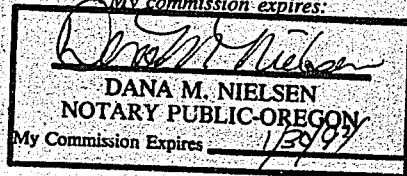
Melvin W. Hunter

Shirley M. Hunter

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

Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_ president, and by \_\_\_\_\_

\_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)

Melvin W. Hunter & Shirley M. Hunter

2605 Vermont Street

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Darlene Knowles

4200 Mother Load

Shingle Springs, CA 95682

GRANTEE'S NAME AND ADDRESS

After recording return to:

Darlene Knowles

4200 Mother Load

Shingle Springs, CA 95682

NAME, ADDRESS, ZIP

Until a change is requested all my statements shall be sent to the following address:

Darlene Knowles

4200 Mother Load

Shingle Springs, CA 95682

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19 \_\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded

in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By \_\_\_\_\_ Recording Officer

Deputy

MTC NO: 24311-DN

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

The SW1/4 of Section 29, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3715 00000 08200

## PARCEL 2:

The following described property being the South 16 1/2 feet of the SE1/4 of Section 29, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 29, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South Section line of said Section 29 to the Southwest corner of the SE1/4 of said Section 29; thence North along the West line of said SE1/4 a distance of 16 1/2 feet, more or less, to its point of intersection with a line parallel to and 16 1/2 feet distant at all point from said South Section Line of said Section 29; thence East on said line parallel to and 16 1/2 feet distant from said South Section line to its point of intersection with the East section line of said Section 29; thence South on said East section line a distance of 16 1/2 feet, more or less, to the point of beginning; said Tract of land being the South 16 1/2 feet of said SE1/4 of Section 29, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3715 00000 08400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 21st day  
of Sept. A.D., 19 90 at 4:07 o'clock P.M., and duly recorded in Vol. M90  
of \_\_\_\_\_ Deeds on Page 19104.  
Evelyn Biehn - County Clerk  
By Pauline Muelenbaker

FEE \$33.00