



Aspen

TITLE & ESCROW, INC.

#01036659
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Stephen A. Queen
6519 Valhalla Avenue
Klamath Falls, OR 97603

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

KENNETH W. HUNT and JEAN S. HUNT, husband and wife, hereinafter called GRANTOR(S), convey(s) to STEPHEN A. QUEEN and MICHELE R. QUEEN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOT 10 in BLOCK 4, FIRST ADDITION TO MOYINA MANOR, in the County of Klamath, State of Oregon.

Code 143, Map 3909-1AC, Tax Lot 3500.

"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." *A.P.D. meq*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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 \$60,000.00.

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 26th day of August, 1991.

Kenneth W. Hunt
KENNETH W. HUNT

Jean S. Hunt
JEAN S. HUNT

STATE OF OREGON, County of Klamath)ss.

On August 26, 1991, personally appeared KENNETH W. HUNT and JEAN S. HUNT and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *W. Arlene C. Addington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day of Oct. A.D., 19 91 at 1:46 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 20793.

FEE \$28.00

Evelyn Biehn, County Clerk
By *Douglas M. Biehn*

91 OCT 7 PM 1 46