

## WARRANTY DEED

WARRANTY DEED  
MTC 29902-HK

KNOW ALL MEN BY THESE PRESENTS, That

RONALD E. CUNNINGHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARGO K. HUNTSMAN, hereinafter called 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 EXHIBIT A 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

record and those apparent upon the land, if any, as the date of this deed <sup>except those of</sup>

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 \$ 8,750.00

One unit actual consideration paid for this transfer, stated in terms of dollars, is \$

*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 1 day of July, 19 93; 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.  
July 1 19 93

RONALD F. CUNNINGHAM

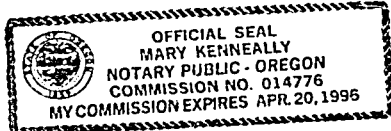
Personally appeared the above named \_\_\_\_\_  
**RONALD F. CUNNINGHAM**

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

*Before me:*

Notary Public for Oregon

My commission expires: 4/20/96



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

*The foregoing instrument was acknowledged before me this*

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president, and by

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

*Notary Public for Oregon*

(Seal)

RONALD F. CUNNINGHAM  
5536 NORTH HILLS DRIVE  
KLAMATH FALLS, OR 97603

MARGO K. HUNTSMAN  
2109 DAWN DRIVE  
KLAMATH FALLS, OR 97603

After standing motionless

MARGO K. HUNTSMAN  
2109 DAWN DRIVE  
KLAMATH FALLS, OR 97603

MARGO K. HUNTSMAN  
2109 DAWN DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON.

55.

County of \_\_\_\_\_

~~I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_.~~

at \_\_\_\_\_ of book \_\_\_\_\_ M. and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/rec'd number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Recording Officer

By \_\_\_\_\_ Deputy

## LEGAL DESCRIPTION

## PARCEL 1

All that portion of Lot 11, Block 3, Tract 1103-East Hills Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a 1/2" iron rod at the Northeast corner of Lot 12, thence North 63 degrees 36' 24" East, 54.26 feet to the angle point in the North line of Lot 11, thence South 10 degrees 49' 54" East, 137.75 feet to a 5/8" iron rod on the right of way line of Cottage Avenue, thence 41.08 feet along the arc of a 230 feet radius curve to the left, the chord of which bears South 79 degrees 26' 38" West to a 1/2" iron rod at the Southeast corner of Lot 12, thence North 16 degrees 03' 34" West 123.51 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day  
of July A.D., 19 93 at 3:54 o'clock M. and duly recorded in Vol. M93  
of Deeds on Page 15850.

FEE \$35.00

Evelyn Biehn County Clerk  
By *D. A. [Signature]*