



WARRANTY DEED

#03040744

AFTER RECORDING RETURN TO:

JAMES W. HUNT

4291 PERNUMA ST.
ROCKLIN, CA 95677

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

STEVEN M. SWARTZ and TERRAH ANDRESEN SWARTZ, formerly known as
HARRIET H. ANDRESEN, husband and wife, hereinafter called
GRANTOR(S), convey(s) to JAMES W. HUNT, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 16, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

Code 21 Map 3908-3180 TL 900

"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 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
\$33,000.00.

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 ____ day of November, 1993.

Donald R. Crane Terrah Andresen Swartz
DONALD R. CRANE as Attorney in Fact DONALD R. CRANE as Attorney in
for STEVEN M. SWARTZ Fact for TERRAH ANDRESEN SWARTZ

STATE OF OREGON, County of Klamath)ss.

On this 16th

Personally appeared the above named DONALD R. CRANE as Attorney
in Fact for STEVEN M. SWARTZ and TERRAH ANDRESEN SWARTZ and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of Nov. A.D., 19 93 at 3:44 o'clock P M., and duly recorded in Vol. 1193
of Deeds on Page 30743

FEE \$30.00

Evelyn Biehn County Clerk
By Annette Mueller