73237

12-22-93P01:33 RCVD

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UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHOULD BE
MAILED TO THE FOLLOWING ADDRESS:
Return To:
David P. & Terri Hunt Stewart
P. O. Box 251
Bonanza, OR 97623

K-44909

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Albert R. Hunt and Betty F. Hunt, hereinafter called grantors, for the consideration hereinafter stated, to grantors paid by DAVID P. STEWART and TERRI HUNT STEWART, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and the grantees' heirs, successors and assigns, a 36/100ths undivided interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All of Section 13, Township 39 South, Range 11-1/2 East of the Willamette Meridian, EXCEPT the NW 1/4 NW 1/4.

The SE 1/4, S 1/2 NE 1/4, SE 1/4 SW 1/4 Section 14, Township 39 South, Range 11 1-/2 East of the Willamette Meridian.

Together with the right of irrigation of 189.10 acres with water furnished by the Horsefly Irrigation District.

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County to additional taxes in the event said use should be changed; assessments, irrigation, water rights, and rights of way of Horsefly Irrigation District; reservation in Vol. 162, page 271, Deed Records of Klamath County, Oregon, and easements and rights of way of record and apparent thereto.

--continued--

To have and to hold the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those set forth in the subject to above, and that grantor will warrant and forever defend the above granted 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 $290,000.00, fully payable in 240 monthly installments of $2,119.69 or more, including interest at 6.25% per annum, secured by Mortgage.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantors' hand this 20th day of December, 1993.

Albert R. Hunt

Betty F. Hunt

34304

State of California

County of Humboldt

On December 20, 1993, before me, the undersigned Notary Public, personally appeared Albert R. Hunt and Betty F. Hunt, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Irene M. Bryant

IRENE M. BRYANT
COMM. #952950
NOTARY PUBLIC
HUMBOLDT COUNTY, CALIFORNIA
My commission expires Jan. 16, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 22nd day of Dec. A.D., 19 93 at 1:33 o'clock P.M., and duly recorded in Vol. M93 of Deeds on Page 34302

Evelyn Biehn County Clerk

FEE $40.00 By Evelyn Biehn