FORM No. 633 - WARRANTY DEED (Individual or Corporate)

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WARRANTY DEED

Vol. M95 Page 4298

KNOW ALL MEN BY THESE PRESENTS, That TERRY D. HUTCHESON and TERESA A. HUTCHESON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN D. HUNTER and BARBARA K. HUNTER, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit

Lot 63 in block [illegible] of [illegible] KLAMATH according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(IF SPACE IS SUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated, [illegible] liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land

and that grantor will warrant and forever defend the 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 $26,500.00

~~[illegible]~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this ..... day of ..... 19 95; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

TERRY D. HUTCHESON

TERESA A. HUTCHESON

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on February 23, 19 95

by

This instrument was acknowledged before me on ....., 19....,

by

as

of

OFFICIAL SEAL
SANDRA S ANDERSON
NOTARY PUBLIC-OREGON
COMMISSION NO 033231
MY COMMISSION EXPIRES MAR 27 1998

Sandra S. Anderson
Notary Public for Oregon

My commission expires 3-27-98

TERRY D. & TERESA A. HUTCHESON

Grantor's Name and Address

JOHN D. & BARBARA K. HUNTER

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JOHN D. & BARBARA K. HUNTER
5352 TOPPER AVE
KLAMATH FALLS OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

JOHN D. & BARBARA K. HUNTER
5352 TOPPER AVE
KLAMATH FALLS, OR 9760

SPACE RESERVED FOR RECORDER'S USE

FEE: $30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of Feb, 19 95, at 11:37 o'clock A. M., and recorded in book/reel/volume No. M95 on page 4298 and/or as fee/file/instrument/microfilm/reception No. 95459, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE

By [signature], Deputy.