

95459

01-27-95A11117-0V1

WARRANTY DEED

Vol. M95 Page 4298

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY D. HUTCHESON and BARBARA A. HINTER, husband and wife, hereinafter called the grantee, do 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 5 of 1ST PLATHE 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, and that the premises are not subject to any liens, claims, taxes, assessments, rates, charges, levies, or other obligations, 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 arising under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00.

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$20,000.00.~~

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 23 day of February, 1995. 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 REGULATION BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEED 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 33.930.

[Signature]
JERRY D. HUTCHESON
[Signature]
BARBARA A. HINTER

STATE OF OREGON, County of Jackson,) ss.

This instrument was acknowledged before me on February 23, 1995

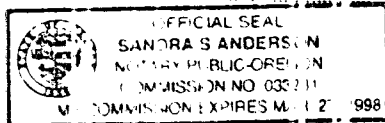
by

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

by

as

of



[Signature]
Sandra S. Anderson
Notary Public for Oregon
My commission expires 3-27-98

TERRY D. & TERESA A. HUTCHESON

Grantor's Name and Address

JOHN H. & BARBARA A. HINTER

Grantee's Name and Address

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

JOHN H. & BARBARA A. HINTER
5352 TOPPER AVE
KLAMATH FALLS, OR 97601

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

JOHN H. & BARBARA A. HINTER
5352 TOPPER AVE
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
CORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 27th day of Feb, 1995, 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.

FEE: \$30.00