

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
FRANK A. HUNTER and DELLA A. HUNTER, as tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
RONALD E. HOGGARTH and SANDRA HOGGARTH, husband and wife \_\_\_\_\_, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."*

*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 except those of record and those apparent upon the land, if any, as the date of this deed

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 \$ 3,500.00

and were no other consideration consisting of or valued at more than the value given or promised, which is the whole amount of the consideration paid for such stock.

*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 28 day of March, 19 95; 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.  
MARCH 29 19 95

Personally appeared the above named \_\_\_\_\_  
FRANK A. HUNTER  
DELLA A. HUNTER

\_\_\_\_\_ and acknowledged the foregoing instruments  
to be their voluntary act and deed.

Before me: Dawn Scholer  
Notary Public for Oregon  
My commission expires: 12/20/98

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.  
 Notary Public for Oregon \_\_\_\_\_  
 My commission expires: \_\_\_\_\_ (SEAL)

~~FRANK A. HUNTER and DELLA A. HUNTER~~

1969 Van Ness  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS  
RONALD E. HOGGARTH and SANDRA HOGGARTH  
P.O. BOX 102  
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After the first mailing:

RONALD E. HOGGARTH and SANDRA HOGGARTH  
P.O. BOX 102  
CHILCOQUIN, OR 97624

Until a change is requested all tax statements shall be sent to the following address.

RONALD E. HOGGARTH and SANDRA HOGGARTH  
P.O. BOX 102  
CHILOQUIN, OR 97624

NAME ADDRESS TIN

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
Deputy



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Government Lot 2 (SW1/4 SW1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 540 feet South of the Southeast corner of Lot 4, Block 8, LAKESIDE ADDITION to the City of Klamath Falls, Oregon, and running thence Southerly along the Westerly line of Rogers Street 120 feet; thence Westerly at right angles to said Street 100 feet; thence Northerly parallel to said street 120 feet; thence Easterly 100 feet to the point of beginning being all of what was known as Lots 14 and 15, Block 8, LAKESIDE ADDITION to the City of Klamath Falls, Oregon, now vacated.

EXCEPTING THEREFROM that portion of Government Lot 2 (SW1/4 SW1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also described as follows:

Beginning at a point 616 feet South of the South East corner of Lot 4, Block 8, LAKESIDE ADDITION to the City of Klamath Falls, Oregon, and running thence Southerly along the Westerly line of Rogers Street 104 feet; thence Westerly at right angles to said Street 100 feet; thence Northerly parallel to said street 104 feet; thence Easterly 100 feet to the point of beginning being all of what was known as the Southerly 44 feet of Lot 15 and all of Lot 16, Block 8, Lakeside Addition to the City of Klamath Falls, Oregon, now vacated.

38009 - 03200 - 03500

38009 - 03200 - 03600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day  
of April A.D., 19 95 at 10:59 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 7923

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]