

99696

05-09-95P03:27 RCVD

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After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-47969
ESCROW NO: 27-23092
TAX ACCT. NO: 130815 & M701912
MAP NO:

GRANTEE'S NAME AND ADDRESS:

JOHNNY M. HUNTER ET UX
PO BOX 1375 HC 61 BOX 58
WAS/TTY/OK/9734 LAPINE OR 97739

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

GERALD K. CAIRNS and CONNIE DEE CAIRNS Grantor,

conveys and warrants to:

JOHNNY M. HUNTER and GINGER L. HUNTER, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

The true consideration for this conveyance is \$23,500.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

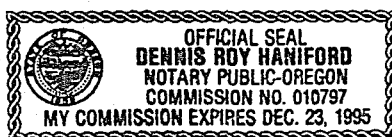
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 6 day of May, 1995.

GRANTOR(S):

Gerald K Cairns
GERALD K. CAIRNS

Connie Dee Cairns
CONNIE DEE CAIRNS

STATE OF OREGON, County of Desch ss.

This instrument was acknowledged before me on 5/6, 1995,
by GERALD K. CAIRNS and CONNIE DEE CAIRNS

[Signature]
Notary Public for Oregon

My commission expires: 12/23/95

After Recording Return to:
Key Title Company
162 NW Greenwood Ave.
P.O. Box 6178
Bend, Oregon 97708

EXHIBIT "A"

LOT 11, BLOCK 19, THIRD ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS IN DEED RECORDED MARCH 28, 1951 IN VOLUME 246 PAGE 165, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. RESERVATIONS AND RESTRICTIONS IN THE DEDICATION AND SHOWN ON THE PLAT OF THIRD ADDITION TO RIVER PINE ESTATES, AS FOLLOWS: "...SAID PLAT BEING SUBJECT TO BUILDING SETBACK LINES, IRRIGATION EASEMENTS, ROAD EASEMENT, AND STREET RESERVATIONS STRIP AS SHOWN ON ANNEXED MAP."
3. EASEMENT FOR POWER LINE DATED JUNE 5, 1973 AND RECORDED JUNE 5, 1973, IN VOLUME M73 PAGE 6939, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. BUILDING AND USE RESTRICTIONS RECORDED JUNE 5, 1973 IN VOLUME M73 PAGE 6940, DEED RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the _____ 9th _____ day
 of _____ May _____ A.D., 19 _____ 95 _____ at _____ 3:27 _____ o'clock _____ P _____ M., and duly recorded in Vol. _____ M95
 of _____ Deeds _____ on Page _____ 11984

FEE \$35.00

By _____ Bernetha G. Ketsch, County Clerk