

MTC 35580DS

WILLIAM L. DUNKIN and VIRGINIA M. DUNKIN, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to
 EARL D. HILL and GAIL C. HILL, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

SEE LEGAL DESCRIPTION IN THE ATTACHED EXHIBIT "A" WHICH IS A PART HEREIN BY THIS
 REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:

and the 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.

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 and actual consideration for this conveyance is \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: EARL & GAIL HILL, 1313 Lynnewood Blvd. Klamath Falls, OR. 97603

Dated this 29 day of June, 1995

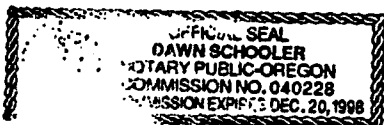
William L. Dunkin
 WILLIAM L. DUNKIN

Virginia M. Dunkin
 VIRGINIA M. DUNKIN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 29 19 95
 COUNTY OF Klamath

Personally appeared the above named William L. Dunkin & Virginia M. Dunkin
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for OregonMy commission expires 12/20/98

(seal)

Return to:

EARL D. HILL
 1313 Lynnewood
 Klamath Falls, OR. 97



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Minor Land Partition No. 11-87, more particularly described as follows:

Lot 12, excepting therefrom the Northerly 125 feet thereof and Lot 11 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Lot 11 of LAKESHORE GARDENS, a duly recorded subdivision. Said tract being in the NE1/4 of the SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 11; thence South 68 degrees 11' West 100.10 feet to the Northerly corner common to Lot 12 and said Lot 11; thence South 15 degrees 00' East along the lot line common to said Lots 11 and 12, 125.00 feet to a 1" pipe marking the Southeasterly corner of the tract of land described in Deed Volume 316, page 626, of the Klamath County Deed Records; thence North 67 degrees 29' 10" East 105.64 feet to a point on the Easterly boundary of said Lot 11, said point being North 17 degrees 30' 00" West 118.47 feet from the Southeast corner of said Lot 11; thence North 17 degrees 30' 00" West 121.14 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day
of July A.D., 19 95 at 10:48 o'clock A M.. and duly recorded in Vol. M95
of Deeds on Page 17283

FEE \$35.00

Bernetha G. Vetsch County Clerk
By [Signature] [Signature]