

MTC 36649 KR

WARRANTY DEED

IRVIN J. MC DONALD and SHEILA K. MC DONALD, husband and wife,

Grantor(s) hereby grant, bargain, sell and convey

FRANK KUNTZ,

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:

The S1/2 of the NW1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the boundaries of South Poe Valley County Road 1097.

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:

SUBJECT TO: Trust Deed dated October 28, 1993 and recorded November 2, 1993 in Volume M93, page 28808, Microfilm Records of Klamath County, Oregon in favor of Gerald C. Dame and Janice L. Dame, or the survivor thereof, as Beneficiary. The Grantees named herein DO NOT agree to assume nor pay the above described Trust Deed and the Grantors named herein agree to hold the Grantees harmless therefrom.

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 \$ 120,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 17421 ROAD 36, MADERA, CA 93638

Dated this 13th day of November, 1995.

Irvin J. McDonald
IRVIN J. MC DONALD

Sheila K. McDonald
SHEILA K. MC DONALD

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. November 13 19 95COUNTY OF KLAMATH

Personally appeared the above named _____

IRVIN J. MC DONALD and SHEILA K. MC DONALDand acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kristi L. Redd

Notary Public for OregonMy commission expires 11/16/95

Return to:
Frank Kuntz
17421 Road 36
Madera, CA 93638

11-14-95P03:47 RCVD

NOTARIAL SEAL
JAMES E. BOND
Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 14th day
of November A.D., 19 95 at 3:47 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 31100.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller

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