

17661

96 MAY -8 P3:33

WARRANTY DEED

Vol. M96 Page 13195

MTC38035-KR

GARY STEWART and LISA STEWART, husband and wife,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 LESLIE H. HUNT and LILLIAN P. HUNT, 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:

Lot 9, Block 8 of Tract No. 1264, FOURTH ADDITION TO NORTH HILLS,  
 according to the official plat thereof on file in the office of the  
 County Clerk of Klamath County, Oregon.

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 \$ 168,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 5539 BASIN VIEW DRIVE, KLAMATH FALLS, OR 97603

Dated this 8th day of May, 1996

Gary Stewart  
 GARY STEWART

Lisa Stewart  
 LISA STEWART

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 5/8 19 96  
 COUNTY OF Klamath

Personally appeared the above named

GARY STEWART & LISA STEWART

and acknowledged the foregoing instrument to be Their voluntary act.



(seal)

Before me:

Kristi L. Redd  
 Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT38035-KR

Return to:

LESLIE H. HUNT  
 5539 BASIN VIEW DRIVE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

AmeriTitle  
 on this 8th day of May A.D., 19 96  
 at 3:33 o'clock PM. and duly recorded  
 in Vol. M96 of Deeds Page 13195.  
 Bernetha G Letsch, County Clerk  
 By Christy Russell  
 Deputy.

Fee, \$30.00