

37869-KR

STATUTORY SPECIAL WARRANTY DEED

DOUGLAS STUMBAUGH and BILLIE JEAN STUMBAUGH, Grantors, convey and specially warrant to DWIGHT HOY and MARY D. HOY, husband and wife as tenants by the entirety with rights of survivorship, Grantees, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See Exhibit "A" attached hereto

SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

FURTHER SUBJECT TO provisions contained in deed to State of Oregon by and through its State Highway Commission, dated February 3, 1943, recorded February 9, 1943, in Volume 153, Page 17, Deed Records of Klamath County, Oregon, as follows: "The consideration herein named shall be construed to include full compensation for all claims for damages by reason of change of grade of the highway and its appurtenances."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration for this conveyance is \$225,000.00.

Until a change is requested, all tax statements are to be sent to the following address: Dwight Hoy and Mary D. Hoy, _____

DATED this 20th day of June, 1985.

Douglas Stumbaugh
DOUGLAS STUMBAUGH

Billie Jean Stumbaugh
BILLIE JEAN STUMBAUGH

NOTARY PUBLIC
STATE OF OREGON) ss.
COUNTY OF Deschutes)

The foregoing instrument was acknowledged before me this 20th day of June, 1985, by DOUGLAS STUMBAUGH and BILLIE JEAN STUMBAUGH.

J. A. DeDunder
NOTARY PUBLIC in and for Oregon
My Commission Expires: 11-24-87

Exhibit "A"

A tract of land situated in the Original Town of Crescent Oregon, being a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, and being all of those parcels conveyed to Douglas E. Stumbaugh and Billie Jean Stumbaugh, husband and wife, by Deed Volume M70, Page 8697, M72, Page 7232 and M74, Page 6948, Deed Records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Northwestern right-of-way line of the Dalles-California Highway (U.S. #97), as the same is presently located and constructed, which bears Northeasterly along said right-of-way a distance of 485.0 feet from its intersection with the Northeasterly line of Ward Street in said Town of Crescent, said beginning point being the most Southerly corner of Parcel 2 in Deed Volume M70 page 8697; thence continuing Northeasterly along said Highway right-of-way a distance of 205.0 feet to the most Easterly corner of parcel described in Deed Volume M74 page 6948; thence Northwesterly at right angles to said Highway, and along the Northeasterly line of last mentioned parcel, a distance of 255.0 feet to the Southeasterly line of Riverview Street in said Town of Crescent; thence Southwesterly along said Southeasterly line a distance of 205.0 feet to the most Westerly corner of parcel described in Deed Volume M72, page 7232; thence Southeasterly at right angles to said Highway a distance of 255.0 feet, more or less, to the point of beginning.

END OF DESCRIPTION

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 14th day
of May A.D., 19 96 at 3:56 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 13902.

FEE \$35.00

By Bernetha G. Letsch County Clerk
[Signature]