

WARRANTY DEED

BOYD L. DULANEY & RUTH C. DULANEY, TRUSTEES OF THE DULANEY TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:

JIMMY D. HUCKABAY AND PATRICIA M. HUCKABAY, 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 EXHIBIT A WHICH IS MADE A PART HEREOF 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 \$ 325,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~1148 JAIL AND COURT, SAN JOSE, CA 95120~~ P.O. Box 1313, Chilloguin, OR 97624

Dated this 4th day of October, 1996

THE DULANEY TRUST

X BY: Boyd L. Dulaney TRUSTEE
BOYD L. DULANEY

X BY: Ruth C. Dulaney TRUSTEE
RUTH C. DULANEY

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 4, 1996

by BOYD L. DULANEY & RUTH C. DULANEY

as TRUSTEES

of THE DULANEY TRUST

Notary Public of Oregon

My commission expires 11/16/99

ESCROW NO. MT38413-KR



Return to:

THE JIMMY D. & PATRICIA M. HUCKABAY TRUS

~~1148 JAIL AND COURT~~

~~SAN JOSE, CA 95120~~

P.O. Box 1313
Chilloguin, OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the E1/2 SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the East quarter corner of Section 2, a brass cap, bears North 00 degrees 32' 12" East 401.30 feet and North 89 degrees 07' 05" East 1307.05 feet; thence North 88 degrees 27' 27" East to the Westerly boundary of the Sprague River; thence Southerly and Westerly along said West boundary of Sprague River to a point which bears South 00 degrees 32' 12" West from the point of beginning; thence North 00 degrees 32' 12" East to the point of beginning.

EXCEPTING THEREFROM the following:

A tract of land situated in the E1/2 SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the East quarter corner of Section 2, a brass cap, bears North 00 degrees 32' 12" East 401.30 feet and North 89 degrees 07' 05" East 1307.05 feet, thence North 88 degrees 27' 27" East 345 feet thence South 00 degrees 32' 12" West to the North and West boundary of the Sprague River; thence along said boundary in a Westerly direction to a point which bears South 00 degrees 32' 12" West from the point of beginning; thence North 00 degrees 32' 12" East to the point of beginning.

This description is based on Survey No. 1933 as filed in the office of the County Surveyor of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the E1/2 SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the East quarter corner of Section 2, a brass cap, bears North 00 degrees 32' 12" East 401.30 feet and North 89 degrees 07' 05" East 1307.05 feet, thence North 88 degrees 27' 27" East 345 feet; thence South 00 degrees 32' 12" West to the North and West boundary of the Sprague River, thence along said boundary in a Westerly direction to a point which bears South 00 degrees 32' 12" West from the point of beginning, thence North 00 degrees 32' 12" East to the point of beginning.

This description is based on Survey No. 1933 as filed in the office of the County Surveyor of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 7th day
of October A.D., 19 96 at 10:29 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 31717.

FEE \$35.00

Bernetha G. Letsch
By Kathleen Ross County Clerk