

MT39786 MS

## WARRANTY DEED

SHAUN W. GROSS,

Grantor(s) hereby grant, bargain, sell and convey to:  
 WILLIAM B. HUNT and PATRICIA L. 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:

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 \$ 152,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 3340 COUNTRY LANE, KLAMATH FALLS, OR 97603

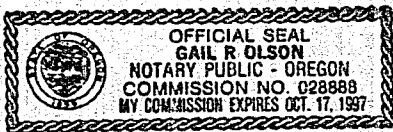
Dated this 14<sup>th</sup> day of November, 1996

Shaun W. Gross  
 SHAUN W. GROSS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Nov 14 19 96  
 COUNTY OF Josephine  
 Personally appeared the above named SHAUN W. GROSS

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Gail R. Olson  
 Notary Public for Grants Pass High School  
 My commission expires 10-17-97

ESCROW NO. MT39786-MS

Return to:

WILLIAM B. HUNT  
 3340 COUNTRY LANE  
 KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of that tract of real property recorded in Volume 332, page 515, Deed Records of Klamath County, Oregon, described therein as being in the NE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, said portion of aforesaid tract being more particularly described as follows:

Beginning at the Northwest corner of said tract, which corner bears South 988.53 feet and West 1281.83 feet from the quarter section corner common to Section 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89 degrees 55' East along the North Boundary of said tract a distance of 433.10 feet to the true point of beginning; thence continuing North 89 degrees 55' East along the same boundary 192.00 feet to the Northeast corner of said tract; thence South 0 degrees 06' West along the East boundary of same a distance of 336.65 feet to the Southeast corner thereof; thence North 89 degrees 30' West along the South boundary of same tract a distance of 191.95 feet, more or less, to a point which bears South 0 degrees 06' West from the true point of beginning; thence North 0 degrees 06' East 334.72 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day  
of November A.D., 19 96 at 3:26 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 37030.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Ross