

WARRANTY DEED

MTC 39730W

MARVIN W. DUNSTER and KIM M. DUNSTER, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
IXCOHALT AZAMAR,

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 iters 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 \$ 66,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4537 WINTER AVENUE, KLAMATH FALLS, OR 97603

Dated this 11th day of December, 1996.

[Signature]
MARVIN W. DUNSTER

[Signature]
KIM M. DUNSTER

STATE OF

Montana

COUNTY OF

Yellowstone

SS.

12-11-19 96

Personally appeared the above named

Marvin W. Dunsterand Kim M. Dunster

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

[Signature]
Notary Public for Billings, Montana
My commission expires 8/30/98

(seal)

ESCROW NO. MT39730-LW

Return to:

IXCOHALT J. AZAMAR
4537 WINTER AVENUE
KLAMATH FALLS, OR 97603

96 DEC 23 P3:46

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EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land situated in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 south, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the section line and North 88 degrees 57' East a distance of 1219.5 feet from the iron axle which marks the quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; and running thence, continuing North 88 degrees 57' East a distance of 60 feet to a point; thence North 1 degree 12' West a distance of 331.35 feet, more or less, to a point on the North line of the S1/2 SW1/4 NW1/4 of said Section 11, thence South 88 degrees 58' West along said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 60 feet to an iron pin; thence South 1 degree 12' East a distance of 331 feet, more or less to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of Ameri title the 23rd day
of December A.D. 1996 at 3:46 o'clock P. M. and duly recorded in Vol. M96
of Deeds on Page 39799
FEB \$35.00 by Bernetha G. Letsch, County Clerk
Kathleen Rose