

WARRANTY DEED

MTC30093KA

DONNA F. HUNTLEY and LINDA G. SEGHETTI,

Grantor(s) hereby grant, bargain, sell and convey to:

MICHAEL E. HITZ, an unmarried man

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:

That portion of the W1/2 E1/2 NW1/4 SE1/4 of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Chiloquin-Agency Highway.

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 \$ 215,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. Box 1328, Klamath Falls, OR 97601

Dated this 18th day of December, 1996

Donna F. Huntley
DONNA F. HUNTLEY

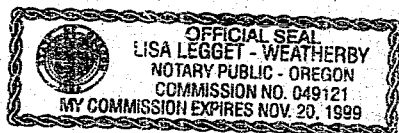
Linda G. Seghetti
LINDA G. SEGHETTI

STATE OF Oregon ss. December 18 1996
COUNTY OF Klamath

Personally appeared the above named Donna F. Huntley
and Linda G. Seghetti

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



(seal)

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT39993-KA

Return to:

MICHAEL E. HITZ
P.O. Box 1328
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 3rd day of January A.D., 19 97
at 11:49 o'clock A M. and duly recorded
in Vol. M97 of Deeds Page 118
Bernetha G. Letsch County Clerk
By Deputy Deputy.

Fee, \$30.00

97 JAN -3 AM 11:49