

32039

MTC 40161ms
WARRANTY DEEDVol. M97 Page 2738

STEPHEN KING and CATHY KING, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN A. HUNT-KELLY and SHAWNA R. HUNT-KELLY, 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:

PARCEL 1: LOT 15 IN BLOCK 41 OF BUENA VISTA ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

PARCEL 2: LOT 16 IN BLOCK 41 OF BUENA VISTA ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM the West 13 feet of said lot.

TOGETHER WITH A 1990 GOLDENWEST MOBILE HOME, PLATE #X219166.

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 \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 721 HILL STREET, KLAMATH FALLS, OR 97601

Dated this 28th day of January, 1997.

STEPHEN KING

CATHY KING

STATE OF Oregon

COUNTY OF Klamath

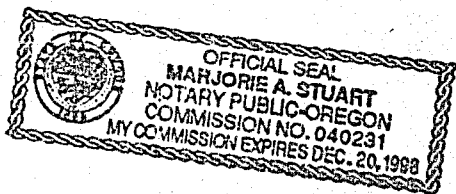
SS.

January 28

19 97

Personally appeared the above named Stephen King and Cathy King

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT40161-MS

Return to:

JOHN A. HUNT-KELLY
721 HILL STREET
KLAMATH FALLS, OR 97601

Before me:

Mahjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 30th day of January A.D., 1997
at 11:16 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 2738

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

97 JAN 30 AM 1:16