38822

MTC 4161-MG Vol <u>M91</u> Page 17346 WARRANTY DEED

JAMES R. CHANCE and JANICE R. CHANCE, as tensats by the entirety,

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

REX W. HUNT and JACALYN J. 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.

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ETHIS 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.

Ģ, The true and actual consideration for this conveyance is \$ 3,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 117, BONANZA, OR 97523

Dated this <u>5th</u> day of <u>June</u>, 19<u>9</u>7.

States -JAMES R. CHANCE Å anies JANICE R. CHANCE

STATE OF Oregon

June 5

Klamath COUNTY OF ____

Personally appeared the above named _____James R. Chance and Janice R. Chance

and acknowledged the foregoing instrument to be _______ voluntary act.

SS.



Before SUDDAN Oregon

19 <u>97</u>

Notary Public for 12-20-98 My commission empires

(seal)

35

ESCROW NO. MT41651-MS

Return to: REX W. HUNT P.O. BOX 117 BONANZA, OR 97623

EXHIBIT "A" LEGAL DESCRIPTION

Portion of NE1/4 SE1/4 BONANZA, not platted, described as follows: Beginning at a point South 89 degrees 50' West 1,440 feet and South 0 degrees 8' East 525 feet from quarter corner between Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian; thence South 0 degrees 8' East 135 feet; North 89 degrees 50' East 105 feet; North 0 degrees 8' West 135 feet; South 89 degrees 50' West 105 feet to a point of beginning, less right of way.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _	Amerititle	the <u>6th</u> day
	A.D., 19 97 at 11:13	o'clock M., and duly recorded in Vol,
of	Deeds	on Page <u>17346</u> .
FEE \$35.00		Bernetha G. Letsch, County Clerk By <u>Addition</u> <u>Resz</u>