

45311

MTC 42351-KA  
WARRANTY DEED

ANITA M. HUNT AS TRUSTEE OF THE CASCADE TRUST,  
Grantor(s) hereby grant, bargain, sell and convey to:  
RYAN C. DU BOIS,  
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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 402 RIVERSIDE DRIVE, KLAMATH FALLS, OR 97601

Dated this 15<sup>th</sup> day of September, 1997.

CASCADE TRUST

BY: Anita M. Hunt TRUSTEE  
ANITA M. HUNT

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on SEPTEMBER 15, 1997

by ANITA M. HUNT

as TRUSTEE

of CASCADE TRUST

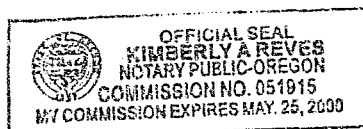
Kimberly A. Reves  
Notary Public of Oregon

My commission expires 5/25/2000

ESCROW NO. MT42351-KA

Return to:

RYAN C. DU BOIS  
402 RIVERSIDE DRIVE  
KLAMATH FALLS, OR 97601



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EXHIBIT "A"  
LEGAL DESCRIPTION

The West half of Lot 11 and that portion of Lot 12 described as follows:

Beginning at the Southwest corner of Lot 12; thence North 06 degrees 45' West 80 feet to the Northwest corner of Lot 12; thence North 83 degrees 15' East 200 feet to the Northeast corner of Lot 12; thence South 06 degrees 45' East 8.00 feet; thence South 83 degrees 15' West 78 feet; thence South 06 degrees 45' East 7.00 feet; thence South 83 degrees 15' West 38.00 feet; thence South 06 degrees 45' East 65.00 feet; thence south 83 degrees 15' West 84.00 feet to the point of beginning. All being situated in Lots 11 and 12, Block 4 of WEST KLAMATH FALLS according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 16th day  
of Sept. A.D., 19 97 at 11:07 o'clock AM., and duly recorded in Vol. M97,  
of Deeds on Page 30330.

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Kathleen Ross