

46609

MTC 42353-MS
WARRANTY DEED

Vol. 2177 Page 33122

WILLIAM B. HUNT,

Grantor(s) hereby grant, bargain, sell and convey to:
JEWEL J. HOWARD,

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:

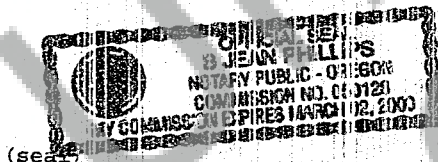
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 75,730.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3441 SUMMERS LANE, KLAMATH FALLS, OR 97603

Dated this 2nd day of October, 1997William B. Hunt
WILLIAM B. HUNTSTATE OF OregonCOUNTY OF KlamathSS. October 2 1997Personally appeared the above named William B. Huntand acknowledged the foregoing instrument to be his voluntary act.

Before me:

B. Jean Phillips
Notary Public for OregonMy commission expires 3-2-2000

ESCROW NO. MT42353-MS

Return to:

JEWEL J. HOWARD
3441 SUMMERS LANE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

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

Beginning at an iron pin on the intersection of the East boundary of Summers Lane and the centerline of Denver Avenue, said point being South 0 degrees 13 1/2' East a distance of 1,661.9 feet and South 89 degrees 58' East a distance of 30.0 feet (South 0 degrees 13 1/2' East a distance of 1,662.5 feet and North 89 degrees 44 1/2' East a distance of 30.0 feet by recorded legal description) from the Northwest corner of said Section 11; thence North 0 degrees 13 1/2' West along the East boundary of Summers Lane a distance of 131.25 feet to an iron pin; thence South 89 degrees 55 1/2' East (North 89 degrees 47' East by recorded legal description) parallel with the North boundary of the N1/2 SW1/4 NW1/4 of said Section 11 a distance of 190.5 feet, more or less, to the centerline of K.I.D. Drain Ditch 1-C-9-A; thence south 0 degrees 13 1/2' East (South 0 degrees 07' East by recorded legal description) along the centerline of said Drain Ditch and parallel with the centerline of Summers Lane a distance of 131.25 feet to the centerline of Denver Avenue; thence North 89 degrees 58' West (South 89 degrees 44 1/2' West by recorded legal description) a distance of 190.5 feet, more or less, to the point of beginning, less K.I.D. Drain Ditch right of way along the East boundary of the above described tract of land.

EXCEPTING THEREFROM a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ American title _____ the _____ 8th _____ day
of _____ October _____ A.D., 1997 at _____ 10:31 o'clock _____ A. M., and duly recorded in Vol. _____ M97
of _____ deeds _____ on Page _____ 33122

FEE \$35.00

By _____ Bernetha G. Lensch, County Clerk