

55625

Vol. 771 Page 19986

After recording return to: 98 JAN 11 P1:10
ROY JOSEPH VARNER
P.O. BOX 644
GILCHRIST, OR 97737

TITLE ORDER NO: K-53291
 KEY ESCROW NO: 41-1576

Until a change is requested tax statements
 shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

THOMAS L. HUNT and TERESA L. HUNT, as tenants by the entirety Grantor,
 conveys and warrants to:

ROY JOSEPH VARNER and SHERRILYN A. VARNER, husband and wife, Grantee,
 the following described real property free of encumbrances except as
 specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No: R148487

Map No: 2408-025A0-00600

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 consideration for this conveyance is \$118,000.00. However, if
 the actual consideration consists of or includes other property or other
 value given or promised, such other property or value was part of the/the
 whole of the (indicate which) consideration.

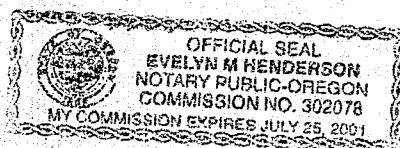
If grantor is a corporation, this has been signed by authority of the Board of
 Directors.

Dated this 9 day of JUNE, 1998.

GRANTOR(S):

Thomas L. Hunt
 THOMAS L. HUNT

Teresa L. Hunt
 TERESA L. HUNT



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on JUNE 9, 1998,
 by THOMAS L. HUNT and TERESA L. HUNT

Evelyn M. Henderson
 Notary Public for Oregon

My commission expires: 7-25-01

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, more particularly described as follows:

Beginning at a point 330 feet North of the Southeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, all in Klamath County, Oregon; thence West parallel with the South line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ 660 feet; thence North parallel with the East line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ 330 feet; thence East parallel with the South line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ 660 feet; thence South along the East line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ 330 feet to the point of beginning.

EXCEPT the West 25 feet reserved for road purposes and utility easement.

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
2. An easement created by instrument, including the terms and provisions thereof;
 Recorded : February 13, 1970 in Volume M70, page 1114, Deed records of Klamath County, Oregon
 Reserved by : Bernice J. Schultz and Jean Schultz
 For : road purposes and utility easement across the west 25 feet.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of FIRST AMERICA TITLE
 of JUNE A.D., 19 98 at 1:10 o'clock P M., and duly recorded in Vol. M98
 of DEEDS on Page 19986

FEE \$35.00

By Bernice G. Letsch, County Clerk

By Dorinda Mullenbarger