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Vol 198 Page 37389

MORGANA HUNTER
P.O. BOX 241
FLORENCE, OR 97439
MORGANA HUNTER, TRUSTEE MORGANA HUNTER
LOVING TRUST II/T/D 9/29/98
P.O. BOX 241
FLORENCE, OR 97439
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
JAMES H. SMITH, ATTORNEY
711 BENNETT AVE.
MEDFORD, OR 97504
Until requested otherwise, send all tax statements to (Name, Address, Zip):
MORGANA HUNTER
P.O. BOX 241
FLORENCE, OR 97439

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MORGANA HUNTER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by *****

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ KLANATH _____ County, State of Oregon, described as follows, to-wit:

***** MORGANA HUNTER, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE MORGANA HUNTER LOVING® TRUST DATED SEPTEMBER 29, 1998, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____ and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ -0- © However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the consideration. ~~THE WHOLE OR PART OF THE CONSIDERATION IS THE WHOLE OR PART OF THE CONSIDERATION~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 29TH day of SEPTEMBER, 19 98; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 90.930.

Morgana Hunter
MORGANA HUNTER

STATE OF OREGON, County of JACKSON) ss.

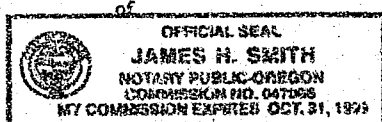
This instrument was acknowledged before me on SEPTEMBER 29, 19 98, by MORGANA HUNTER

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



James H. Smith
Notary Public for Oregon JAMES H. SMITH
My commission expires 10/31/99

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EXHIBIT "A"

PARCEL 1: (37.40 acres)

W-1/2 W-1/2 SE-1/4 of Section 13, Township 36 South, Range 12 E. W.M.

SUBJECT TO:

1. Reservations, restrictions, rights of way of record and those apparent on the land;
2. Real property taxes for 1979-80;
3. All rights of way for existing roadways, ditches, canals and transmission lines, and railway lines;
4. Reservations and restrictions, including the terms and provisions thereof, as recorded in Deeds 300, page 571; 303 page 330 and 306 page 159, Deed records of Klamath County, Oregon, as follows: "The above described property is subject to any existing easements, for public roads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc. actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States (Dept. Instr., January 13, 1916, 44 L.D. 513)."
5. Reservations, including the terms and provisions thereof, as set forth in Deed from Mary Heidenrich, guardian to Floyd A. Martin, et al, recorded May 10, 1957, in Volume 291, page 520, Deed Records of Klamath County, Oregon.
6. Access road easement, including the terms and provisions thereof give by Floyd A. Martin and Laura W. Martin, also known as Lura Willis Martin, husband and wife, as to an undivided 3/4 interest; and Inez Hunter, also known as Inez W. Hunter, an unmarried widow, as to an undivided 1/4 interest, to United States of America and Portland General Electric Company, an Oregon corporation, recorded January 1, 1967 in Deed Volume M67 page 457, Deed Records of Klamath County, Oregon.
7. Electric Transmission Line Easement, including the terms and provisions thereof, given by Lura (Laura) Willis Martin, Floyd A. Martin and Laura W. Martin, husband and wife, and Inez Weeks Hunter to Portland General Electric Company, an Oregon corporation, dated January 9, 1967, recorded January 27, 1967, in Deed Records M76, page 553, Deed records of Klamath County, Oregon.

PARCEL 2: (10 acres)

S-1/2 N-1/2 NE-1/4 SW-1/4 of Section 19, Township 36 South, Range 14 E. W.M.

SUBJECT TO:

1. Reservations, restrictions, rights of way of record and those apparent on the land;
2. Real property taxes for 1979-80;
3. All rights of way for existing roadways, ditches, canals and transmission lines, and railway lines;
4. Reservations and restrictions, including the terms and provisions thereof, as recorded in Deeds 300, page 571; 303 page 330 and 306 page 159, Deed records of Klamath County, Oregon, as follows: "The above described property is subject to any existing easements, for public roads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or unused for or by the United States (Dept. Instr., January 13, 1916, 44 L.D. 513)";

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STATE OF OREGON: COUNTY OF KLAMATH: 48.

Filed for record at request of James H. Smith the 12th day
of October A.D., 19 98 at 2:23 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 37369

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen R. Rasmussen

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