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98 NOV 20 P3:25

MTC 46430-LW
WARRANTY DEEDVol. 1998 Page 42681

JACK M. HUNTER and MARGARET M. HUNTER, husband and wife,

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

GLADYS R. MURPHY,

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:

LOT 21, 22, AND 23 BLOCK 12 OF ST. FRANCIS PARK, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED ALLEY
WHICH INURRED THERETO.

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 \$ 52,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4657 PECK DR., KLAMATH FALLS, OR 97603

Dated this 16 day of NOVEMBER, 1998

[Signature]
JACK M. HUNTER

[Signature]
MARGARET M. HUNTER

STATE OF OREGON

SS. NOVEMBER 16 19 98

COUNTY OF CLATSOP

Personally appeared the above named JACK M HUNTER &

MARGARET M HUNTER

and acknowledged the foregoing instrument to be SOLE voluntary act.

Before me:

[Signature]
Notary Public for OREGON

My commission expires 11/9/2001

(seal)

ESCROW NO. MT46430-LW

Return to:

GLADYS R. MURPHY

4657 PECK DR.

KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day
of November A.D., 19 98 at 3:25 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 42681

FEE \$30.00

By Bernetha G. Letsch, County Clerk
[Signature]