



1999 JUL 23 PM 2:56

Vol M99 Page 29490

After recording return to:

Jeff M. Hunter

14637 N. 43rd Place

Phoenix, AZ 85032

Until a change is requested all tax statements shall be sent to the following address:

Jeff M. Hunter

14637 N. 43rd Place

Phoenix, AZ 85032

Escrow No. K54094B

Title No. K54094B

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Billy G. Mann, Initial Trustee of the Billy G. Mann Second Trust Dated August 6, 1990, an estate in fee simple, Grantor, conveys and warrants to Jeff M. Hunter and Sandra S. Hunter, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$320,000.00 (Here comply with the requirements of CRS 93.030)

Dated this 15 day of July, 99.

Billy G. Mann, Trustee

Billy G. Mann, Individual

STATE OF Arkansas
~~OREGON~~

County of Benton

} ss.

This instrument was acknowledged before me on this 15 day of July, 1999
by Billy G. Mann as Individual and Billy G. Mann as Trustee

36
OFFICIAL SEAL
Gail Main
Notary Public - Arkansas
Benton County
My Commission Expires 8-14-2001

Gail Main
Notary Public for Oregon

My commission expires: 8-14-2001

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe in the fence line along the East $1/16^{\text{th}}$ line of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, bears N. $75^{\circ}10'43''$ W. 4119.43 feet distant; thence along a fence line N. $41^{\circ}10'$ W. 506.8 feet; thence S. $89^{\circ}14'20''$ W. 1796.60 feet; thence S. $10^{\circ}50'$ W. 342.55 feet; thence S. $0^{\circ}47'$ E. 290.60 feet; thence S. $89^{\circ}13'$ W. 1292.76 feet; thence S. $18^{\circ}59'$ E. 640.20 feet; thence S. $40^{\circ}11'$ E. 387.80 feet; thence S. $27^{\circ}58'20''$ E. 704.35 feet; thence S. $82^{\circ}57'20''$ E. 831.95 feet; thence S $32^{\circ}08'20''$ E. 633.45 feet; thence S. $70^{\circ}52'40''$ E. 384.80 feet; thence S. $20^{\circ}04'40''$ E. 363.00 feet, more or less, to the South $1/16^{\text{th}}$ line of said Section 33; thence along said South $1/16^{\text{th}}$ line S. $89^{\circ}48'40''$ E. 1052.00 feet to the fence line along the East $1/16^{\text{th}}$ line of said Section 33; thence N. $0^{\circ}10'$ W. along said fence line 2918.68 feet, more or less, to the point of beginning.

Together with a non-exclusive perpetual easement 60 feet in width for roadway purposes lying North of a line running East and West beginning at the Easterly point on the Westerly side of Washburn Way 60 feet West of the East $1/4$ corner of Section 33, Township 39 South, Range 9 E.W.M. and running West a distance of 1255 feet to the western most point of the SE $1/4$ NE $1/4$ of Section 33, Township 39 South, Range 9 East of the Willamette Meridian.

State of Oregon, County of Klamath
Recorded 7/23/99, at 2:56 p. m.
In Vol. M99 Page 29490
Linda Smith.
County Clerk Fee \$ 35 KR