

1999 OCT 13 AM 11:27

MT49420-LW  
WARRANTY DEED

Vol M99 Page 40674

KURT A. MULLER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JOHN BUNKER and HEATHER BUNKER, husband and wife,  
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:

THE W1/2 OF LOTS 1 AND 2 IN BLOCK 32 OF WEST KLAMATH, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3908-013AD-03100

MAP/TAX LOT: 496252

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:

SUBJECT TO: TRUST DEED M87, PAGE 12944, MICROFILM RECORDS OF KLAMATH  
COUNTY OREGON IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN AS  
BENEFICIARY AND TRUST DEED M97, PAGE 5144 MICROFILM RECORDS OF KLAMATH  
COUNTY, OREGON IN FAVOR OF JEFFREY RINGULET AND TRENNA RINGULET, AS  
TENANTS BY THE ENTIRETY AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT  
AGREE TO ASSUME NOR PAY THE MENTIONED TRUST DEEDS AND THE NAMED GRANTOR  
AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

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 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: ~~4415 COTTAGE AVE., KLAMATH FALLS, OR 97603~~ 3288 Mulvan Ave 97601

Dated this 8 day of October, 1999

Kurt A. Muller  
KURT A. MULLER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 8, 1999 by KURT  
A. MULLER.

Jim Regier - Heatherly  
(Notary Public for Oregon)  
My commission expires 11/20/19

ESCROW NO. MT49420-LW

Return to:

JOHN BUNKER  
3288 Mulvan Ave.  
4415 COTTAGE AVE.  
KLAMATH FALLS, OR 97603 97601

State of Oregon, County of Klamath  
Recorded 10/13/99 at 11:24 a.m.  
In Vol. M99 Page 40674  
Linda Smith,  
County Clerk Fee \$ 30.00