



WARRANTY DEED

State of Oregon, County of Klamath
Recorded 11/02/99, at 2:55 p.m.
In Vol. M99 Page 43813
Linda Smith,
County Clerk Fee \$ 30⁰⁰

ASPEN TITLE ESCROW NO. 01050247

AFTER RECORDING RETURN TO:
Mr. and Mrs. Lynn T. McKune
3317 Delaware
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

VIRGINIA LEE HENDRICKS and LARRY HUBBARD and WILLIAM E. HUBBARD,
hereinafter called GRANTOR(S), convey(s) and warrants to LYNN
T. MCKUNE and LORIKAY MCKUNE, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

The E 1/2 of Lot 22 and the West 5 feet of Lot 24, Block 3,
FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath,
State of Oregon. LESS AND EXCEPT the Southerly 5 feet deeded
to Klamath County for the widening of Delaware Avenue.

Code 41, Map 3909-3CD, Tax Lot 3100

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$23,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of October, 1999.

Virginia Lee Hendricks
VIRGINIA LEE HENDRICKS

Larry Hubbard
LARRY HUBBARD

William E. Hubbard By Larry Hubbard
WILLIAM E. HUBBARD

STATE OF OREGON, County of Klamath)ss.

On this 1st day of November, 1999, personally appeared
Virginia Lee Hendricks and Larry Hubbard, both for himself,
individually and as attorney in fact for William E. Hubbard, who
acknowledged the foregoing to be their voluntary act and deed.

Before me: Pam Barnett
Notary Public for Oregon
My Commission Expires: March 22, 2001

