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200 JAN 27 PM 12:06

Vol M00 Page 2773

RAY L. HUNSAKER & EDNA M. HUNSAKER  
4100 ADELAIDE AVENUE, APT. A  
KLAMATH FALLS, OR 97603

E. RONALD ISAKSON, INDEPENDENT SPECIAL TRUSTEE  
HUNSAKER CHARITABLE REMAINDER UNITRUST

2650 WASHBURN WAY STE. 200  
KLAMATH FALLS, OR 97603

After recording, return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):

E. RONALD ISAKSON  
2650 WASHBURN WAY, STE. 200  
KLAMATH FALLS, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RAY L. HUNSAKER AND EDNA M. HUNSAKER

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 KLAMATH County, State of Oregon, described as follows, to-wit:

\*\*\*\* E. RONALD ISAKSON, INDEPENDENT SPECIAL TRUSTEE OF THE HUNSAKER  
CHARITABLE REMAINDER UNITRUST TRUST DATED JANUARY 15, 2000,  
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 (indicate  
= which) consideration. (The sentence between the symbols ☒ or ☐ if not applicable, should be deleted. See ORS 93.050.)

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 15th day of JANUARY, 2000, 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.

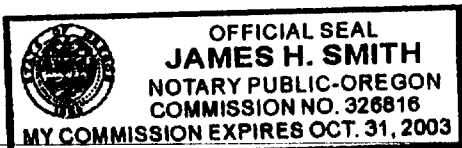
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES  
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

*Ray L. Hunsaker*  
RAY L. HUNSAKER  
*Edna M. Hunsaker*  
EDNA M. HUNSAKER

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on JANUARY 15, 2000,  
by RAY L. HUNSAKER & EDNA M. HUNSAKER

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_



*James H. Smith*  
Notary Public for Oregon JAMES H. SMITH  
My commission expires 10/31/2003

## EXHIBIT "A"

Lots 8, 9, 10, 18 and 19 of Section 10, Twp 33S. R. 7-1/2 E. W. M. Klamath County, Oregon.

And also, a tract of land described as follows:

Beginning at the Southwest corner of Lot 11 of Sec. 10 Twp. 33S. R. 7-1/2 E. W. M. Klamath County, Oregon, thence North 89° 52" East 467 feet to the middle of Wood River; thence, following the middle of Wood River N. 47° 45' West 90 feet; thence, North 21° 15' East 100 feet; thence North 58° 45' East 278 feet; thence North 8° 30' East 80 feet; thence, leaving the middle of Wood River North 59° West 50 feet; thence, North 74° 30' West 281 feet; thence, North 5° 45' East 430 feet to middle of the River; thence, following the middle of the River North 75° West 100 feet; thence, North 35° 30' West 140 feet; thence North 1° East 100 feet; thence, North 65° 45' East 190 feet; thence, North 53° 30' West 220 feet; thence North 29° West 63 feet; thence, leaving the River West 221 feet to the Northwest corner of said Lot 11; thence, South 0° 15' West 1325 feet to the place of beginning, containing 12.42 acres, more or less; the whole premises conveyed contained 214.74 acres, more or less.

State of Oregon, County of Klamath  
Recorded 1/27/00, at 12:06 p.m.  
In Vol. M00 Page 2773  
Linda Smith,  
County Clerk Fee \$ 26.00