

2000 MAR 29 PM 3:31

MTC 48238-KR
WARRANTY DEED

Vol M00 Page 10332

DONALD L. PHILLIPS AND CAROL A. PHILLIPS, TRUSTEES OF THE PHILLIPS TRUST DATED NOVEMBER 3, 1989,

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

RANDAL G. HUNTER and JUDY C. HUNTER, as tenants by the entirety,

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:

All of that portion of the SW1/4 SE1/4 of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying East of "G" Canal, and Southerly and Westerly of Hill Road. EXCEPTING THEREFROM the South 744 feet thereof.

ACCT#4010-00500-1700 WOP KEY#96504 (WOP)

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 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3416 PINE TREE DRIVE, KLAMATH FALLS, OR 97603

Dated this 24th day of March, 2000.

THE PHILLIPS TRUST

BY: Donald L. Phillips trustee
DONALD L. PHILLIPS, TRUSTEE

BY: Carol A. Phillips trustee
CAROL A. PHILLIPS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 24, 2000 by DONALD L. PHILLIPS & CAROL A. PHILLIPS, TRUSTEES OF THE PHILLIPS TRUST DATED NOVEMBER 3, 1989.



Kristil J. Redd
(Notary Public for Oregon)

My commission expires 11/18/2003

ESCROW NO. MT48238-KR

Return to:

RANDAL G. HUNTER
3416 PINE TREE DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 3/29/00, at 3:31 p. m.
In Vol. M00 Page 10332
Linda Smith,
County Clerk Fee \$ 21⁰⁰

21.00
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