

200 MAY -5 AM 11:32

MTC 51006-KR
WARRANTY DEED

Vol M00 Page 16260

H. DEBORAH MORUSS,

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

STEVEN A. HUHNKE and KIMBERLY A. HUHNKE, 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:

LOT 2 OF TRACT 1287, AGENCY LAKE RANCHES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCTQ# 3407-31C0-1300

KEY# 876199

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 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1471 CLAREMONT DRIVE, TRACY, CA 95376

Dated this 3 day of MAY, 2000.

H. Deborah Moruss
H. DEBORAH MORUSS

State of CALIFORNIA
County of ORANGE

This instrument was acknowledged before me on MAY 3, 2000 by H. DEBORAH MORUSS.



Sam Proodian
(Notary Public) **SAM PROODIAN**

My commission expires JAN. 28, 2002

ESCROW NO. MT51006-KR

Return to:

STEVEN A. HUHNKE
1471 CLAREMONT DRIVE
TRACY, CA 95376

State of Oregon, County of Klamath
Recorded 05/05/00, at 11:32 a.m.
In Vol. M00 Page 16260
Linda Smith,
County Clerk Fee\$ 21⁰⁰

21.00
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