

200 NOV 13 AM 11: 24

mtc 52173-lw
WARRANTY DEED

Vol M00 Page 40956

JUSTIN G. CHAULET,

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

JIMMIE D. HUGGINS AND ~~ALFREDA~~ M. HUGGINS, TRUSTEES OF THE HUGGINS FAMILY TRUST
UTD 5/23/97,

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 16 AND 17, BLOCK 5, RIVERVIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: A FIRST TRUST DEED DATED OCTOBER 7, 1993 AND RECORDED OCTOBER 14, 1993, IN VOLUME M93, PAGE 26878, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF DANIEL LEE EDDY AS BENEFICIARY, WHICH THE GRANTEE DOES NOT AGREE TO ASSUME NOR PAY, AND A SECOND ALL INCLUSIVE TRUST DEED DATED APRIL 10, 1998 AND RECORDED APRIL 23, 1998 IN VOLUME M98, PAGE 13454, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF DAVID LEE AS BENEFICIARY WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY IN FULL.

3909-005CD-02000-000
3909-005CD-02100-00

534005
534014

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 56,000.00.


Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2517 CALCAGNO ST., CERES, CA 95307-1703

Dated this 26 day of October 2000.


JUSTIN G. CHAULET

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 26 2000 by
JUSTIN G. CHAULET.


(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT52173-LW

Return to:
HUGGINS FAMILY TRUST
2517 CALCAGNO ST.
CERES, CA 95307-1703



State of Oregon, County of Klamath
Recorded 11/13/00, at 11:24 a.m.
In Vol. M00 Page 40956
Linda Smith,
County Clerk Fee \$ 21.00