

MTL 55762-TA

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Hunsinger
1722 Logan St
K Falls OR 97603

State of Oregon, County of Klamath
Recorded 02/01/2002 3:26 p. m.
Vol M02, Pg 6454-58
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Bainbridge

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Hunsinger

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

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5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same as above

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

WARRANTY DEED

6455

JEANNE MARIE BAINBRIDGE and JOHN H. BAINBRIDGE and
and JASON LEE BAINBRIDGE,

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

ANTHONY W. HUNSINGER and CHRISTINA HUNSINGER, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
510940 3909-002AA-05000

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 \$ PP/PPPI/PP/

see concurrent deed

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1722 LOGAN STREET, KLAMATH FALLS, OR 97603

Dated this 29th day of January, 2002.

This deed is being signed
in three counterpart.

see concurrent deed

JEANNE MARIE BAINBRIDGE

JOHN H. BAINBRIDGE

see concurrent deed

JASON LEE BAINBRIDGE

State of New Jersey

County of Colchester

This instrument was acknowledged before me on January 29, 2002 by JOHN
H. BAINBRIDGE, ~~KATHLEEN MARIE BAINBRIDGE~~, ~~JASON LEE BAINBRIDGE~~ AND ~~JEANNE MARIE~~
~~BAINBRIDGE~~.

Annmarie Martin
(Notary Public)

My commission expires 10/7/2004

ESCROW NO. MT55762-TA

Return to:

ANTHONY W. HUNSINGER
1722 LOGAN STREET
KLAMATH FALLS, OR 97603

ANNMARIE MARTIN
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 10/07/2004

~~WARRANTY DEED~~

6456

JEANNE MARIE BAINBRIDGE and JOHN H. BAINBRIDGE and
and JASON LEE BAINBRIDGE,

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

ANTHONY W. HUNSINGER and CHRISTINA HUNSINGER, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
510940 3909-002AA-05000

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 \$ 11/000/00/
see concurrent deed

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1722 LOGAN STREET, KLAMATH FALLS, OR 97603

Dated this 30th day of January, 2002.

see concurrent deed
JEANNE MARIE BAINBRIDGE

This deed is being signed
in three counterparts.

see concurrent deed
JOHN H. BAINBRIDGE

Jason Lee Bainbridge
JASON LEE BAINBRIDGE

State of Oregon
County of Washington

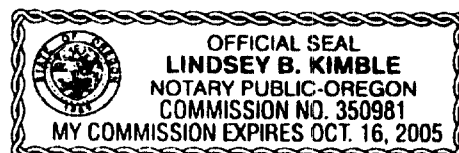
This instrument was acknowledged before me on January 30th, 2002 by JOHN
H. BAINBRIDGE, KATHLEEN MARIE BAINBRIDGE, JASON LEE BAINBRIDGE AND JEANNE MARIE
BAINBRIDGE.

Lindsey B. Kimble
(Notary Public)

My commission expires 10/16/05

ESCROW NO. MT55762-TA

Return to:
ANTHONY W. HUNSINGER
1722 LOGAN STREET
KLAMATH FALLS, OR 97603



~~WARRANTY DEED~~

JEANNE MARIE BAINBRIDGE and JOHN H. BAINBRIDGE and
and JASON LEE BAINBRIDGE,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANTHONY W. HUNSINGER and CHRISTINA HUNSINGER, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
510940 3909-002AA-05000

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 \$ 83,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1722 LOGAN STREET, KLAMATH FALLS, OR 97603

Dated this 29th day of January, 2002.

Jeanne Marie Bainbridge
JEANNE MARIE BAINBRIDGE

see concurrent deed

JOHN H. BAINBRIDGE

~~see concurrent deed~~

see concurrent deed

JASON LEE BAINBRIDGE

State of Oregon
County of Klamath

This instrument was acknowledged before me on January 29, 2002 by ~~JOHN H. BAINBRIDGE, KATHLEEN MARIE BAINBRIDGE, JASON LEE BAINBRIDGE AND JEANNE MARIE BAINBRIDGE.~~

Terriausb Brooks
(Notary Public)

My commission expires 6-19-04

ESCROW NO. MT55762-TA

Return to:
ANTHONY W. HUNSINGER
1722 LOGAN STREET
KLAMATH FALLS, OR 97603

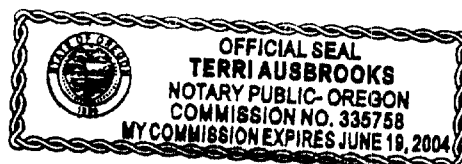


EXHIBIT "A"

Beginning at a point on the East line of Lot 6, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 100 feet South of the Northeast corner of said lot, said point of beginning being on the West line of Logan Street, 100 feet South of its intersection with the South line of Shasta Way; thence West parallel to the North line of Lot 6, 100 feet; thence South parallel to the West line of Lot 6, 75 feet; thence East parallel to the North line of Lot 6, 100 feet to the West line of Logan Street; thence North to the point of beginning.