

02 FEB 26 PM 2:59



After recording return to:

Michael Armantrout

10835 W. Langell Valley Rd.  
Bonanza OR 97623

Until a change is requested all tax statements shall be sent to the following address:

Michael Armantrout

10835 W. Langell Valley Rd.  
Bonanza OR 97623

Escrow No. K58360S

Title No. K58360-S

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 11609

State of Oregon, County of Klamath

Recorded 02/26/2002 2:59 p. m.

Vol M02, Pg 11609

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### STATUTORY WARRANTY DEED

Rex W. Hunt, Grantor, conveys and warrants to Michael Armantrout and Andrea Armantrout, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Westerly 50 feet of Lots 1 and 2 and the West 50 feet of the North 30 feet of Lot 3, and the East 50 feet of the N1/2 of Lot 8 and the East 50 of Lots 9 and 10. All in Block 8, ORIGINAL TOWN OF BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$70,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21st day of February, 2002.

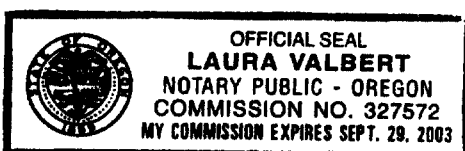
Rex W. Hunt

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 21st day of February, 2002  
by Rex W. Hunt



Notary Public for Oregon

My commission expires: 9-29-03