



After recording return to:

Jesse R. Hunt

PO Box 633

Klamath Falls, OR 97601

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

Jesse R. Hunt

PO Box 633

Klamath Falls, OR 97601

Escrow No. K59377L

Title No. K59377L

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 57232

State of Oregon, County of Klamath

Recorded 10/07/2002 3:03 p. m.

Vol M02, Pg 57232-34

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

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### STATUTORY WARRANTY DEED

Christie Julie Bender as to an undivided 2/3 interest and Dawn Marie Taylor as to an undivided 1/3 interest as tenants in common, Grantor, conveys and warrants to Jesse R. Hunt, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See attached legal

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 \$301,365.78 (Here comply with the requirements of ORS 93.030)

Dated this 26<sup>th</sup> day of September, 2002.

Christie Julie Bender  
Christie Julie Bender

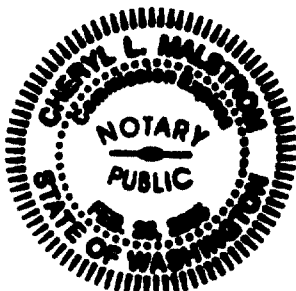
Dawn Marie Taylor  
Dawn Marie Taylor

STATE OF ~~OREGON~~ WASHINGTON  
County of ASOTIN } ss.

This instrument was acknowledged before me on this 26<sup>th</sup> day of September, 2002  
by Dawn Marie Taylor

Cheryl L. Malstrom  
Notary Public for Oregon

My commission expires: 2-26-05



K31

57233

STATE OF Oregon  
County of Klamath

} ss.

This instrument was acknowledged before me on this 4 day of October, 2002  
by Christie Julie Bender



Laura Valbert  
Notary Public for Oregon  
My commission expires: 9-29-03

57234

Legal Description

Lot 17 and the Westerly 13 feet of Lot 16 (being portion of Lot 16 lying between the Northwestern line thereof and a line parallel thereto and distance 13 feet Easterly and extending between Prescott Street and Oregon Avenue) in Block 72 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, a portion of the vacated section of Lakeview street that lies between Blocks 65 and 72 in Buena Vista Addition to Klamath Falls, Oregon, and more particularly described as follows: Beginning at the Southwesterly corner of Lot 17, Block 72, Buena Vista Addition to Klamath Falls, Oregon; thence North 7°16' East along the Westerly boundary of said Lot 17 a distance of 120.69 feet, more or less, to the Northwest corner of said Lot 17, thence South 89°31'30" West along the south boundary of Prescott Street, a distance of 14.02 feet; thence South 0°28'30" East 40.0 feet; thence South 89°31'30" West 13.0 feet; thence south 0°28'30" East 74.95 feet, more or less, to the Northerly line of Oregon Avenue; thence Southeasterly along said Northerly line of Oregon Avenue, a distance of 11.0 feet, more or less, to the point of beginning.