

After Recording Return to:

CAROL J. SCHULTZ

P.O. Box 1824

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

CAROL J. SCHULTZ

Same as Above

A-58801VB

State of Oregon, County of Klamath

Recorded 03/17/2004 12:34P m

Vol M04 Pg 15339

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

CALVIN L. HUNT, TRUSTEE OF THE CALVIN L. HUNT TRUST, herein called grantor, convey(s) to CAROL J. SCHULTZ, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 83, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the most Southerly corner of said Lot 1, said corner being common to said Lot 1 and Lot 2; thence North 51° 04' West along the line common to said Lot 1 and Lot 2, 19.83 feet; thence leaving said lot line North 38° 56' East, 52.00 feet to the Southwesterly right of way line of Seventh Street; thence South 51° 04' East along said right of way line, 19.83 feet to the Southeast corner of said Lot 1; thence South 38° 56' West along the Southeast line of said Lot 1, 52.00 feet to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$70,000.00.

(here comply with the requirements of ORS 93.930)

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.

Dated March 17, 2004

CALVIN L. HUNT, TRUSTEE OF THE CALVIN L. HUNT TRUST

Calvin L. Hunt, Trustee
CALVIN L. HUNT, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On March 17, 2004 personally appeared the above named CALVIN L. HUNT, TRUSTEE OF THE CALVIN L. HUNT TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



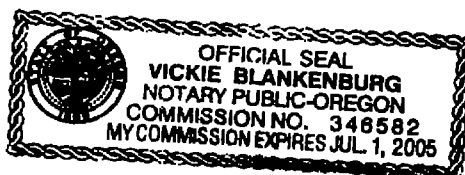
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058801

Before me:

Notary Public for Oregon

My commission expires:

Official Seal



21.00*