

State of Oregon, County of Klamath
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 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2



After recording return to:
 Michael E. Lunt and Lisa M. Lunt
 23730 HWY 108
 Twain Harte, CA 95383

Until a change is requested all tax statements
 shall be sent to the following address:
 Michael E. Lunt and Lisa M. Lunt
 23730 HWY 108
 Twain Harte, CA 95383

File No.: 7021-410881 (SAC)
 Date: June 30, 2004

STATUTORY WARRANTY DEED

Joni Leaf and Jennifer Peel, not as tenants in common, but with rights of survivorship,
 Grantor, conveys and warrants to **Michael E. Lunt and Lisa M. Lunt as tenants by the entirety,**
 Grantee, the following described real property free of liens and encumbrances, except as specifically set
 forth herein:

**Lots 5 and 6 in Block 1 of WEST CHILOQUIN, according to the official plat thereof on file in
 the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1990 Sequo
 HT, plate # X184220 and a 1979 Homet HT, plate # X162592.**

This property is free from liens and encumbrances, EXCEPT:

1. An existing Deed of Trust with **Herman McCarty** recorded **July 31, 1996** under Recording No. **M96, Page 23092 *Lot 5)**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
2. An existing Deed of Trust with **Herman McCarty** recorded **July 31, 1996** under Recording No. **M96, Page 23092 (Lot 6)**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.

45427

APN: R7593

Statutory Warranty Deed
- continuedFile No.: 7021-410881 (SAC)
Date: 06/30/2004

3. An existing Deed of Trust with **Alfred L. Edgar and Judy A. Edgar** recorded **June 24, 1997** under Recording No. **M97, Page 19480 (Lot 5)**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
4. An existing Deed of Trust with **Alfred L. Edgar and Judy A. Edgar** recorded **June 24, 1997** under Recording No. **M97, Page 19484 (Lot 6)**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.
5. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$63,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of July, 2001

Joni Leaf
Joni Leaf

Jennifer Peel
Jennifer Peel

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 17 day of July, 2001
by **Joni Leaf and Jennifer Peel**.



Stacy Collins
Notary Public for Oregon
My commission expires: 8-2-07