

05 JUL 26 AM 11:16

After Recording Return to:

DANIEL L. JUSTMAN

MONICA JUSTMAN

5122 Homedale Rd.  
Klamath Falls, OR. 97603

Until a change is requested all tax statements

Shall be sent to the persons & address shown above.

State of Oregon, County of Klamath

Recorded 07/26/05 11:16 A m

Vol M05 Pg 57490-91

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

ATC 61853

**WARRANTY DEED**

(INDIVIDUAL)

ARTHUR LEE HUNT TRUSTEE OF THE ARTHUR LEE HUNT REVOCABLE TRUST U/D/T DATED JANUARY 23, 2003, herein called Grantor, convey(s) to DANIEL L. JUSTMAN and MONICA JUSTMAN, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

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 \$38,000.00.

(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 July 15, 2005.

ARTHUR LEE HUNT REVOCABLE TRUST U/D/T DATED JANUARY 23, 2003

Arthur Lee Hunt  
ARTHUR LEE HUNT, TRUSTEE/INDIVIDUAL

STATE OF CALIFORNIA, County of NAPA ss.

On July 21st, 2005, personally appeared the above named ARTHUR LEE HUNT AS TRUSTEE OF THE ARTHUR LEE HUNT REVOCABLE TRUST U/D/T DATED JANUARY 23, 2003.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061853

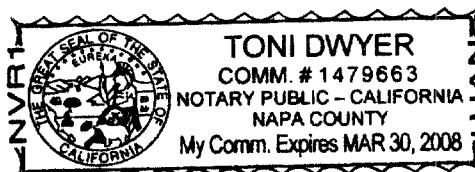
Before me:

Notary Public for California

My commission expires:

03.30.2008

Official Seal



26A

## Exhibit A

**PARCEL 1:**

A portion of Lots 1, 13 and 14, Block 76, BUENA VISTA 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, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55° 38' East, 143 feet from the most Southerly corner of said lot; thence North 35° 11' West, 66.45 feet; thence South 47° 32' West, 11.6 feet; thence South 45° 38' East, 1.79 feet; thence South 41° 27' West, 29.85 feet; thence North 66° 23' West, 19.63 feet to a point on the line between Lots 13 and 14 of said Block 76, which is North 48° 10' East, 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence North 43° 19' West 38.6 feet; thence North 45° 35' West, 30 feet, (the last two courses being chords of a curve parallel to Oregon Avenue), to a point on the line between Lots 12 and 13 of said Block 76, which is North 43° 10' East, 98 feet from the common corner of said Lots 12 and 13 on the Northeasterly line of Oregon Avenue; thence North 43° 10' East, 44.6 feet, along the line between said Lots 12 and 13, to the common corner of said Lots on the Southwesterly line of Lot 4 of said Block 76; thence South 51° 42' East, 18.53 feet, along the line between said Lots 4 and 13, to the most Southerly corner of said Lot 4; which point is also the most Westerly corner of Lot 1 of said Block; thence North 43° 20' East, 34.93 feet, along the line between said Lots 1 and 4, to the most Northerly corner of said Lot 1, which point is also the most Westerly corner of Lot 2 of said Block; thence South 46° 32' East 19 feet, along the line between said Lots 1 and 2; thence South 4° 20' East, 28.5 feet; thence South 33° 59' East, 78.1 feet; thence South 34° 38' East, 18.8 feet to a point on the Southeasterly line of said Lot 14, which is North 55° 38' East 153.5 feet from the most Southerly corner of said Lot 14; thence South 55° 38' West 10.5 feet, along the Southeasterly line of said Lot 14 to the point of beginning.

**PARCEL 2:**

A portion of Lots 1 and 14, Block 76, BUENA VISTA 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, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55° 38' East, 153.5 feet from the most Southerly corner of said lot; thence North 55° 38' East, 39.48 feet, along the Southeasterly line of Lot 14 and 1 of said Block 76, to the most Easterly corner of said Lot 1, which point is also the most Southerly corner of Lot 2 of said Block; thence North 46° 32' West, along the line between said Lots 1 and 2, to a point which is 19 feet from the most Northerly corner of said Lot 1; thence South 4° 20' East, 28.5 feet; thence South 33° 59' East, 78.1 feet; thence South 34° 38' East, 18.8 feet to the point of beginning.

CODE 001 MAP 3809-029BD TL 05700 KEY #212978