

M05-66096

Klamath County, Oregon

10/07/2005 03:12:20 PM

Pages 2 Fee: \$26.00

After Recording Return to:

RYAN R. HUKILL and TAMMY A. HUKILL

PO Box 1796

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

RYAN R. HUKILL and TAMMY A. HUKILL

Same as Above

WARRANTY DEED

(INDIVIDUAL)

ATE - 62388 AF

JAMES R. CHASTAIN, herein called grantor, convey(s) to **RYAN R. HUKILL and TAMMY A. HUKILL, HUSBAND AND WIFE**, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$77,000.00**.

(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 10-7-05.

James R. Chastain
JAMES R. CHASTAIN

STATE OF OREGON, County of **Klamath**) ss.

On Oct 7, 05 personally appeared the above named **JAMES R. CHASTAIN** and acknowledged the foregoing instrument to be **their/his/her** voluntary act and deed.

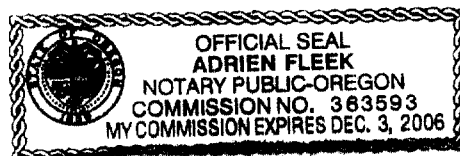
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062389

Before me: Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



26-A

Exhibit A

PARCEL 1:

That portion of Lot 1, Block 75, 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, which is described as follows:

Beginning at a point on the Northeasterly line of said lot, which point is 20 feet Southeasterly from the most Northerly corner thereof; thence Southwesterly parallel with the line between Lots 1 and 2 in said block, a distance of 80 feet; thence Southeasterly parallel with Oregon Avenue to a point in the Southerly line of said Lot 1; thence Easterly along the Southerly line of said lot to the intersection of said Southerly line with a line parallel with and distant 50 feet Southeasterly from the initial line of this description; thence Northeasterly parallel with the line between said Lots 1 and 2 to the Northeasterly line of said Lot 1; thence Northwesterly along said Northeasterly line to the point of beginning.

PARCEL 2:

Commencing at the most Easterly corner of Block 75, 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; thence Northwesterly along the Southwesterly line of Oregon Avenue a distance of 96.96 feet; thence Southwesterly and parallel with the Northwesterly line of said block a distance of 80 feet to the true point of beginning of this description, which point is in the Southerly line of said block; thence Northwesterly a distance of 40 feet parallel with Oregon Avenue; thence Southwesterly at right angles to Oregon Avenue a distance of 15 feet; thence Southeasterly parallel with Oregon Avenue to the Southerly line of said block; thence Easterly to the true point of beginning.

CODE 001 MAP 3809-029BD TL 12800 KEY #212932