

MTL-71784 SH



M05-67030

Klamath County, Oregon

10/20/2005 02:48:08 PM

Pages 1 Fee: \$21.00

After recording return to:

Tod Alan Hunsaker

4713 Hope Street

Klamath Falls, OR 97603

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

Tod Alan Hunsaker

4713 Hope Street

Klamath Falls, OR 97603

Escrow No. MT71784-SH

Title No. 0071784

NOT

STATUTORY WARRANTY DEED

Randall Ray McNair, Jr. and Stacy Lynn McNair, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Tod Alan Hunsaker**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 22, Block 4, TRACT NO. 1087 FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014BA-04800-000

Key No: 571704

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$162,000.00**.

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 this 20 day of Oct, 2005

Randall Ray McNair, Jr.
Randall Ray McNair, Jr.

Stacy Lynn McNair
Stacy Lynn McNair

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 20, 2005 by Randall Ray McNair, Jr. and Stacy Lynn McNair.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

2/100