



After recording return to:
Douglas Leroy Hunter and Sarah
Carin Hunter
4749 Harlan Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Douglas Leroy Hunter and Sarah Carin
Hunter
4749 Harlan Drive
Klamath Falls, OR 97603
File No.: 7021-693943 (DMC)
Date: November 10, 2005

M05-69244

Klamath County, Oregon

11/16/2005 03:36:31 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Steve A. Rarrick and Kimberly R. Rarrick as tenants by the entirety, Grantor, conveys and warrants to **Douglas Leroy Hunter and Sarah Carin Hunter**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. 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 **\$130,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 11 day of November, 2005.

31P

File No.: **7021-693943 (DMC)**
Date: **11/10/2005**

Kimberly R. Rarrick
Kimberly R. Rarrick

Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A**LEGAL DESCRIPTION:**

Beginning at a point on the Southwesterly boundary line of Tract 36, Homedale, a platted subdivision in Klamath County, Oregon, which is North 43°30' West a distance of 90 feet from the most Southerly corner of said Tract 36; thence North 46°30' East parallel to the Southeasterly boundary of said tract 180 feet to the Southwesterly boundary line of that certain parcel conveyed to Charles A. Beckwith and Mary R. Beckwith, husband and wife, by Deed dated and recorded March 3, 1948 in Book 217 page 421, Deed records of Klamath County, Oregon; thence North 43°30' West along said Southwesterly boundary line of said Beckwith Tract 57.15 feet to the Southeast corner of that certain parcel of land conveyed to Roy C. King and Blanch King, husband and wife, by deed dated October 3, 1952 and recorded October 13, 1952 in Book 257 page 203, Deed records of Klamath County, Oregon; thence North 89°48' West along the Southern boundary line of said King parcel 47.4 feet to the most Easterly corner of that certain parcel of land conveyed to John Knight and Priscilla A. Knight, husband and wife, by deed dated February 25, 1948 and recorded March 8, 1948 in Deed Book 218 page 7, Deed records of Klamath County, Oregon; thence South 46°30' West along the Southeasterly boundary line of said Knight Tract 145.69 feet more or less to the Southwesterly boundary line of said Tract 36; thence South 43°30' East along said Southwesterly line of said Tract 36 to the place of beginning.