

2006-017021

Klamath County, Oregon

After Recording Return to:
Randal G. and Judy C. Hunter
3416 Pine Tree Drive
Klamath Falls, OR 97603



00001963200600170210020021

08/24/2006 09:00:29 AM

Fee: \$26.00

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

Randal G. and Judy C. Hunter
3416 Pine Tree Drive
Klamath Falls, OR 97603

STATUTORY SPECIAL WARRANTY DEED

Randal G. Hunter and Judy C. Hunter, Grantor, conveys and specially warrants to
HUNTER CREST PROPERTIES #2, LLC, Grantee, the following described real property,
free of encumbrances created or suffered by the grantor except as specifically set forth
herein:

SEE EXHIBIT "A"

SUBJECT TO AND EXCEPTING 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.

The true and actual consideration for this conveyance is \$1.00 and other valuable
consideration.

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 18 day of ^{Aug}~~July~~, 2006.

Randal G. Hunter
Judy C. Hunter

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 18 day of ^{Aug}~~July~~, 2006,
by RANDAL G. HUNTER and JUDY C. HUNTER.



Jan L. Chrowl
Notary Public for Oregon
My Commission expires: 8-29-08

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the East ½, Northeast ¼ Southeast ¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a ½ inch iron pin on the Westerly line of Madison Street, said point being North 0° 14' 30" West a distance of 193.0 feet from the intersection of the Southerly line of that tract of land as described in Deed Volume 211, page 211, Records of Klamath County, Oregon, with the Westerly line of Madison Street said beginning point being North 0° 04' West a distance of 1,340.2 feet South 89° 13' West a distance of 30.0 feet and North 0° 14' 30" West a distance of 766.8 feet from the Southeast corner of said Section 2; thence South 0° 14' 30" East along the Westerly line of Madison Street a distance of 100.00 feet to a ½ inch iron pin; thence West parallel with the North line of BELAIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in Deed Volume 211, page 211, a distance of 130.0 feet to a ½ inch iron pin; thence North 0° 14' 30" West parallel with Madison Street a distance of 100.00 feet to a ½ inch iron pin; thence East parallel with the North line of BEL-AIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in said Deed Volume 211, page 211, a distance of 130.0 feet to the point of beginning.