THIS SPACE R

2007-000623 Klamath County, Oregon



01/12/2007 11:38:57 AM

Fee: \$31.00

After recording return to Douglas Leroy 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 4749 Harlan Drive Klamath Falls, OR 97603

Escrow No. Title No.

MT77960-SH

0077960

SWD

STATUTORY WARRANTY DEED

Douglas Leroy Hunter and Sarah Carin Hunter, as tenants in common, Grantor(s) hereby convey and warrant to Douglas Leroy Hunter, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$1.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

2007 day of Dated this

> OFFICIAL SEAL STACY M HOWARD

Leroy Hunter Douglas

Sarah Carin Hunter

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on , 2007 by Douglas Leroy Hunter and Sarah Carin Hunter.

y Public for Oregon) NOTARY PUBLIC OREGON COMMISSION NO. 374849 NY COMMISSION EXPIRES NOV 18, 2007

My commission expires

3100

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EXHIBIT "A" LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

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.



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