



THIS SPACE R

2007-000623  
Klamath County, Oregon



01/12/2007 11:38:57 AM

Fee: \$31.00

MTCT7960SH

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. MT77960-SH

Title No. 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.

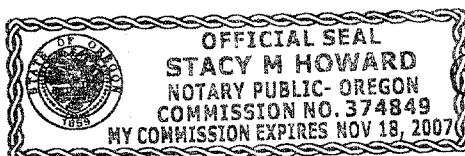
Dated this 8<sup>th</sup> day of January, 2007

Douglas Leroy Hunter  
Douglas Leroy Hunter

Sarah Carin Hunter  
Sarah Carin Hunter

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan 8, 2007 by Douglas Leroy Hunter ~~and Sarah Carin Hunter~~.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

31<sup>00</sup>

# INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon } ss.  
County of Klamath

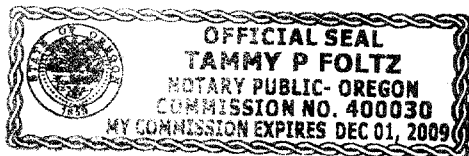
On this the 8<sup>th</sup> day of Jan, 2007, before  
me, Tammy P. Foltz, the undersigned Notary  
Public, personally appeared Sarah Carin Hunter  
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Tammy P. Foltz  
Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

## OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Statutory Warrant

Document Date: 1-8-07 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Right Thumbprint of Signer

Top of thumb here

**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.