

UTC 88933

2010-012799

Klamath County, Oregon



00092410201000127990020029

11/02/2010 11:10:31 AM

Fee: \$42.00

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON REPRESENTING THE  
ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DO NOT  
AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

**After Recording, Return To:**

Western Title & Escrow  
Attn: Shelli  
P.O. Box 2879  
La Pine, OR 97739

**1. Name(s) of the Transaction(s):**

Warranty Deed

**2. Direct Party (Grantor):**

James E. Hunter and Gladys Hunter

**3. Indirect Party (Grantee):**

William Koontz

**4. True and Actual Consideration Paid:**

\$5,957.75

**5. Legal Description:**

See attached

Re-recorded to correct legal description. Previously  
recorded in U85-1932

42 AMT

45643

## WARRANTY DEED

Vol. M85 Page 1932



KNOW ALL MEN BY THESE PRESENTS, That JAMES E. HUNTER and GLADYS HUNTER, husband and wife as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM KOONTZ, a single person, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The N<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>2</sub> SW<sup>1</sup>/<sub>2</sub>

section 16, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## SUBJECT TO

1. rights of the public in and to any portion of said premises lying within the limits of roads and highways
2. Contract including the terms and provisions thereof, Recorded 3/26/80 in Book M 80, page 4627 between John Miller, Vendor and Bill Pierce and Belle A. Pierce, husband and wife Vendees
3. Taxes for the year 1981-82 plus interest (Code 8 Map 58 TL 10-37)-2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as shown above,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,957.75

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See O.R.S. 13.030)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5 day of February, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

James E. Hunter  
Gladys Hunter

STATE OF OREGON, )  
County of Klamath ) ss.  
February 5, 1985

STATE OF OREGON, County of Klamath ) ss.  
February 5, 1985

Personally appeared \_\_\_\_\_ and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

Personally appeared the above named James E. Hunter and Gladys Hunter

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires: 2-3-87

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

James E. Hunter & Gladys Hunter  
Route 2 Box 234  
Bonanza, Oregon 97623  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William Koontz  
911 77th Portland Ave  
Bend, Ore 97701  
NAME, ADDRESS, ZIP

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

As Above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 6th day of February, 1985, at 9:22 o'clock AM., and recorded in book/reel/volume No. M85 on page 1932 or as document/fee/file/instrument/microfilm No. 45643, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Tom Smith* Deputy

Fee: \$5.00

This Deed is being re-recorded to correct the legal description originally recorded February 6, 1985 in Book M85 Page 1932

85 FEB 5 AM 9 22