TIA 38-14223

10. 633-WARRANTY DEED (Individual or Corporate). D. 0H. 97204 WARRANTY DEED 43781 78 KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC. an Oregon Corporation

hereinalter called the grantor, for the consideration hereinalter stated, to grantor paid by PETE HAMILTON AND GERALDINE HAMILTON, husband and wife

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and , hereinafter called 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:

Lot 3, Block 2, Tract No. 1085, COUNTRY GREEN, in the county of Klamath, State of Oregon.

(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

except those as shown on attached exhibit A

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 \$ 5,000.00 110

"However, the actual consideration consists of or inclutes other property or value given or promised which is the whole of the decide consideration consists of or includes of the property of states Brender of promised which and applicable, should be deleted. See ORS 93.0.0.) 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 27th ay of February . 19 78 : 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.

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(If executed by a corporation, affix corporate seal)

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HENLEY	LAND	COMPA	ANY,	INC.
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FORM No. 159-ACKNOWLEDGMENT BY ATTORNEY-IN-FACT. STATE OF OREGON.

County of Klamath

On this the 27th y of February , 19 78 personally appeared W. T, McGaughey who, being duly sworn (or affirmed), did say that he is the attorney in fact for

HENLEY LAND COMPANY, INC. that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

GRANTOR S NAME AND ADDRESS

· Before me:

I certify that the within instrument was received for record on the day of . 19 o'clock M., and recorded atin book on page or as file/reel number Record of Deeds of said county. Suy hand and seat of Witness County affixed.

Recording Officer

. Deputy

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Until a change is requested all tax states

NAME ADDRESS 200

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EXHIBIT A

3678

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Note: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74 at page 5999, Microfilm Records.

3. An easement created by instrument, including the terms and provisions thereof, Dated

Dated	: March 3, 1932
Recorded	: March 18, 1932 Book: 97 Page: 155
In favor of	: The California Oregon Power Company, a
	California Corporation
For	: 10 feet, over the NE% of said Sec. 13, for
	power and telephone lines.

4. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,Recorded: July 30, 1974Amended: June 30, 1975 Book: M-74 Page: Book: M-75 Page: 9272 7360

6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Country Green.

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7. An easement of provisions thereof	crea of,	ted by instrument, including the terms and		
Dated	:	August 13, 1974		
Recorded	:	August 15, 1974 Book: M-74 Page: 9954		
In favor of For	:	Pacific Power & Light Co.		
	:	Right of way across Lots 3, 4, 10, 12, 15, 23, 47 & 52, Blk 1; Lots 2 and 3, Blk 2; Lots 2 and 12, Blk 3; Lots 5 and 12 Blk 4 and Lot 5 Blk 5.		

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MATE OF OREGON; COUNTY OF KLAMATH; 13.

Filed for record at request of Transamerica Title Co.

this 27th day of February A D 10 78 at 3:59 to 1 PM

Selv recorded in Vol. - N78 of Deeda

., 3677

By Dernetha W Lelech

Fee \$6.00