

4971 MTC-10013 WARRANTY DEED
 0.1. KNOW ALL MEN BY THESE PRESENTS, That CRAIG THOMAS HOWARD Page 17359

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAMILTON and GAIL ANN HAMILTON, husband and wife, 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:

Lot 7 in Block 62, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$44,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration which the sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.)

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 29th day of September, 1981, 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.

X Craig Thomas Howard
 CRAIG THOMAS HOWARD

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,)
 County of) ss.
 September, 1981

Personally appeared the above named
 CRAIG THOMAS HOWARD

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

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires:

STATE OF OREGON, County of MARION) ss.
 Sept. 29, 1981
 Personally appeared CRAIG THOMAS HOWARD 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

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:
 Gen. D. Russell
 Notary Public for Oregon
 My commission expires: 2-24-83 (OFFICIAL SEAL)

Mr. Craig Thomas Howard
 16200 SW Westwind
 Beaverton, OR 97005
 GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Cyrus Samuel Hamilton
 1813 Siskiyou
 Klamath Falls, OR 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 SAME AS GRANTEE

NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address:
 SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
 County of)
 I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By Recording Officer
 Deputy

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: April 19, 1978
Recorded: April 20, 1978
Volume: M78, page 7746, Microfilm Records of Klamath County, Oregon
Grantor: Craig Thomas Howard and Colleen Murray Howard, husband and wife
Trustee: Klamath County Title Company
Beneficiary: First National Bank of Oregon

The beneficial interest under said Trust Deed was assigned by instrument
Dated: May 4, 1978

Recorded: May 9, 1978

Volume: M78, page 9423, Microfilm Records of Klamath County, Oregon
To: Housing Division Department of Commerce, State of Oregon

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of September A. D. 1981 at 2:59 o'clock P.
duly recorded in Vol. M81, of Deeds on p. 17359

By EVILYN BAEHN, Clerk

Fee \$8.00