

5890

WARRANTY DEED (INDIVIDUAL)

Vol. M-8 Page 18854J.I.B.S. PROPERTIES, a partnershipJAMES R. HAMILTON and LINDA L. HAMILTON, husband and wife, hereinafter called grantor, convey(s) toof Klamath, State of Oregon, described as: all that real property situated in the County

(See Attached "Exhibit A" for legal description)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on attached "Exhibit A" which is by this reference made a part hereof

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 12,000.00.Dated this 27th day of October, 1981.Jane L. Rusth
JANE L. RUSTHIone Thomsen
IONE THOMSENBruce Thomsen
BRUCE THOMSENSharon Kendall
SHARON KENDALLSTATE OF OREGON, County of Klamath) ss.On this 27th day of October, 1981 personally appeared the above named Jane L. Rusth, Ione Thomsen, Bruce Thomsen and acknowledged the foregoing instrument to be their voluntary act and deed. partners of J.I.B.S. Properties, a partnership

Before me:

Notary Public for Oregon

My commission expires: 2/4/85

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

JIBS PROPERTIES

TO

HAMILTON

After Recording Return to:

Mr. and Mrs. James R. Hamilton

3620 Vale Road

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Depat. of Veterans' Affairs

1225 Ferry Street, S.E.

Salem, OR 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,

County of _____) ss.

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

LEGAL DESCRIPTION

18855

A parcel of land lying in Lot 6 of JUNCTION ACRES and situated in the Southwest Quarter of the Northeast Quarter of Section 7, Township 39 South, Range 10 East, of the Willamette Meridian in Klamath County, Oregon, and being a portion of the following described property;

That tract of land which was conveyed by that certain deed to H. E. Hauger, recorded in Book 78, page 103, Klamath County Record of Deeds. The said parcel being described as follows:

BEGINNING at the Southeast corner of Lot 6 of Junction Acres, according to the officially recorded plat thereof, which point is 561 feet North and 3927.4 feet East of the West Quarter corner of said Section 7; thence North 0°04' East a distance of 150.7 feet thence South 89°54' West a distance of 219.5 feet; thence South 0°04' West a distance of 150.7 feet; thence North 89°54' East along the South line of Lot 6 aforesaid, a distance of 219.5 feet to the POINT OF BEGINNING.

EXCEPTING therefrom the Easterly 5 feet deeded to Klamath County by Deed Volume 269, page 548.

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat.
2. Reservations, including terms and provisions thereof contained in Deed Recorded December 30, 1927, in Volume 78, page 103 in favor of H. E. Hauger as follows: "A right of way for irrigation ditches or canals of sufficient width and depth over and across said premises to convey 100 inches (Miner's measure) of water at any place on said premises selected by the grantors or their assigns herein, together with a right of ingress to and egress from the same for repairing and maintaining said ditches or canals."

STATE OF OREGON,

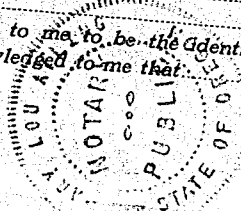
County of Klamath

ss.

BE IT REMEMBERED, That on this 27th day of October, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Sharon Kendall one of the partners of J.I.B.S. PROPERTIES, a partnership

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Sharon Kendall
Notary Public for Oregon.

My Commission expires 11-16-84

GENERAL ACKNOWLEDGMENT

State of OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of October A.D., 19 81 at 3:50 o'clock P M., and duly recorded in Vol M81 of Deeds on page 18854.

Fee \$8.00

EVELYN BIEHN
COUNTY CLERK

By *[Signature]* Deputy