

25495

TIA #M-38-26223-17479483
WARRANTY DEED (INDIVIDUAL)

Page 10780

RICHARD C. HAMILTON and BETHLYN M. HAMILTON, hereinafter called grantor, convey(s) to
ROBERT W. CHAMBERS and F. EARLENE CHAMBERS, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County
Lot 10, Block 7, Tract No. 1025 WINCHESTER, in the County of
Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those contained in Exhibit "A" attached hereto

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 \$ 44,500.00

Dated this 30th day of June, 1983.

RICHARD C. HAMILTON

BETHLYN M. HAMILTON

STATE OF OREGON, County of Klamath

Richard C. Hamilton and Bethlyn M. Hamilton personally appeared the above named
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires: 3-22-85

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)

STATE OF OREGON,

County of

I certify that the within instrument was received for record
on the day of 1983

at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

After Recording Return to: & Taxes:
Robert W. & F. Earlene Chambers
2524 Mariposa Ct.
Hillsboro, OR 97123

EXHIBIT "A"

TO WARRANTY DEED: Richard C. Hamilton and Bethlyn M. Hamilton
to
Robert W. Chambers and F. Earlene Chambers

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062, Microfilm Records.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1025 Winchester.

4. 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 : September 9, 1971 Book: M071 Page 9617

5. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$23,500.00
Dated : June 18, 1976 Book: M-76 Page: 9111
Recorded : June 18, 1976
Trustor : Dennis Koster and Kathleen Koster
Trustee : Klamath County Title Co.
Beneficiary : First National Bank
which Grantees herein assume and agree to pay according to the terms contained therein.



6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$7,500.00
Dated : September 23, 1980 Book: M-80 Page: 18295
Recorded : September 24, 1980
Trustor : Richard C. Hamilton and Bethlyn M. Hamilton
Trustee : Mountain Title Co.
Beneficiary : Dennis Koster
which Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON: COUNTY OF KLAMATH :ss
I hereby certify that the within instrument was received and filed for record on the 7 day of July A.D., 1983 at 3:54 o'clock P.M., and duly recorded in Vol M 83 of deeds on page 10780.

Fee \$ 8.00 fee

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy