

66136

Vol. M80 Page 16913

KNOW ALL MEN BY THESE PRESENTS, That
PAUL R. POITRAS and VIRGINIA POITRAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT S. HAMILTON

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:

See Legal Description Attached

SUBJECT TO: Taxes for 1986-87 which are now a lien, but not yet payable; Rules, regulations, liens and assessments of Snowgoose Water Company; Rights of the Federal Government, the State of Oregon, and the general public in that portion of the above described property lying below the high water line of Klamath River; Waiver of Reparian Rights recorded September 16, 1905 in Volume 18 page 371, Deed records of Klamath County, Oregon; Rights of Way, recorded August 10, 1933, in Volume 101 page 329 and recorded August 10, 1933, in Volume 101 page 331, Deed Records of Klamath County, Oregon; and Reservations and Restrictions in the dedication of Fifth Addition to Klamath River Acres, Tract 1081

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

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 \$10,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 1st day of September, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

STATE OF OREGON,

County of _____, ss.
_____, 19____

Personally appeared the above named _____

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of _____, ss.
_____, 19____

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 _____

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert S. Hamilton
292 Main Street
Klamath Falls, OR 97601

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

Robert S. Hamilton
292 Main Street
Klamath Falls, Oregon 97601

SPACE RESERVED FOR RECORDER'S USE

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/roll/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

16914

Lot 7 in Block 35 of Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING therefrom a parcel of land situated in the Northerly portion of said Lot 7, being more particularly described as follows: Beginning at a 5/8 inch iron pin marking the most Northerly corner of said Lot 7; thence S. 36°49'11" E. along the most Easterly line of said Lot 7, 19.89 feet; thence leaving said Easterly line of Lot 7, S. 58°15'58" W., 273.02 feet to a 1/4 inch iron pin on the line common to Lots 6 and 7; thence N. 33°24'18" W. along said line common to Lots 6 and 7, 11.90 feet to the Northerly line of said Lot 7; thence N. 56°35'42" E. along said Northerly line of Lot 7, 273.93 feet to the point of beginning, containing 0.10 acre, more or less.

TOGETHER WITH a parcel of land situated in the Northerly portion of Lot 8 of said Block 35 of Fifth Addition to Klamath River Acres, being more particularly described as follows: Beginning at the Northwest corner of said Lot 8; thence N. 56°35'42" E. along the Northerly line of said Lot 8, 135.00 feet to the most Northerly corner of said Lot 8; thence S. 49°07'22" E. along the Northeasterly line of said Lot 8, 22.56 feet; thence leaving said Northeasterly line of Lot 8, S. 58°15'58" W., 159.47 feet, to a 1/4 inch iron pin on the Westerly line of said Lot 8; thence N. 13°35'00" E. along said Westerly line of Lot 8, 25.02 feet to the point of beginning, containing 0.07 acre, more or less.

3001 (6/82) (Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Ventura

On September 12, 1986

before me, the undersigned, a Notary Public in and for
Paul R. Poitras and Virginia Poitras

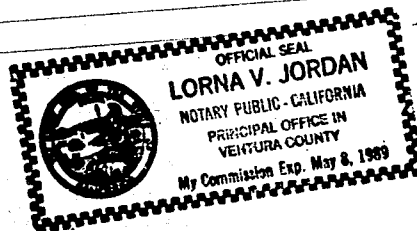
said State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

Lorna V. Jordan



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 19th day
of September A.D. 19 86 at 9:54 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 16913
By Evelyn Biehn, County Clerk
Edm Smith

FEE \$14.00