

KNOW ALL MEN BY THESE PRESENTS, That

GERALD W. HAMILTON and GLORIA L. HAMILTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DONNA M. MITCHELL

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 12, Block 37, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3510-26B0-2800.

SUBJECT TO: Unrecorded Contract as evidenced by instrument dated April 10, 1981, and recorded April 27, 1981, in Volume M84, page 7464, Microfilm Records of Klamath County, Oregon, from James A. Martin and/or Carla M. Martin to Gerald W. Hamilton and/or Gloria L. Hamilton, which Grantee named herein agrees to assume and pay in full; and Agreement, subject to the terms and provisions thereof, dated August 27, 1986, and recorded September 9, 1986, in Volume M86, page 16212, Microfilm Records of Klamath County, Oregon, By and between: James A. Martin and Carla M. Martin, husband and wife sellers; and Gerald W. Hamilton and Gloria L. Hamilton, husband and wife buyers.

"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 uses."

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 all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 22,800.00

the whole, together with the interest thereon, to be paid by the grantee to the grantor, as provided in the above described contract and agreement.

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 22nd day of June, 1988; 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.

(If executed by a corporation, affix corporate seal)

Gerald W. Hamilton
GERALD W. HAMILTON

Gloria L. Hamilton
GLORIA L. HAMILTON

STATE OF OREGON, County of Coos) ss.
June 22nd, 1988

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 _____

_____ a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-17-89

Personally appeared the above named
GERALD W. HAMILTON and GLORIA L. HAMILTON

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

Before me:
Charles Hughey
Notary Public for Oregon
My commission expires: 4-17-89

GERALD W. HAMILTON and GLORIA L. HAMILTON
2200 N. Lake Road
Lakeside, OR 97449

GRANTOR'S NAME AND ADDRESS

DONNA M. MITCHELL
286 Lustrous
Oceanside, CA 92056

GRANTEE'S NAME AND ADDRESS

After recording return to:

CHARLES HUGHEY
1133 Corral Glen
Escondido, CA 92029

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 Klamath

I certify that the within instrument was received for record on the 24 day of June, 1988, at 3:23 o'clock P.M., and recorded in book M88 on page 9933 or as file/reel number 88590, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Pauline Mullens Deputy

Fee \$8.00

PH 3 23
JUN 24 1988

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY