



Aspen
TITLE & ESCROW, INC.

#01034621
WARRANTY DEED

AFTER RECORDING RETURN TO:
LEROY H. HULSEY
ANNA M. HULSEY

5712 Blue unit Dr.
K. J. Haller OK 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

P. J. HAMBELTON AND BETTY HAMBELTON, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to LEROY ²¹⁶ HULSEY AND
ANNA M. HULSEY, HUSBAND AND WIFE hereinafter called GRANTEE(S),
all that real property situated in the County of KLAMATH, State
of Oregon, described as:

Lot 6 and the West 12 feet of Lot 5, Block 28, FIFTH ADDITION TO
KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 21 MAP 4008-6BB TL 2300

"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. APD A.H.

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Subject to rules
and regulations of Fire Patrol District. 2) Conditions,
restrictions as shown on the recorded plat of Fifth Addition to
Klamath River Acres. 3) Any improvement located upon the
insured property, which constitutes a mobile home as defined by
Chapter 801, Oregon Revised Statutes, is subject to registration
and taxation as therein provided and as provided by Chapter
308, Oregon Revised Statutes. 4) Easement, including the terms
and provisions thereof: For: Transmission and distribution of
electricity; Granted to: California Oregon Power Company, A
California Corporation; Recorded: August 10, 1933 in Book 101 at
page 331, Affects: Government Lots 4, 5, 6, Section 6,
Township 40 South, Range 8 EWM. Power line adjacent to Easterly
line of the Keno-dorris Highway. 5) Easement and Agreement,
including the terms and provisions thereof: For: Repair and
maintenance of a Septic/Drainfield Between: Department of
Veterans' Affairs, And: Delbert T. Black and Mary E. Black;
Recorded on March 17, 1986 in Book M-86 at page 4428; 7) Trust
Deed, including the terms and provisions thereof to secure the
amount noted below and other amounts secured thereunder, if any:

Grantor: Betty Moldenhauer; Trustee: Mountain Title Company
of Klamath County; Beneficiary: Delbert Black & Mary Black,
husband and wife, dated: September 16, 1988 and recorded on
October 14, 1988 in Book M-88 at page 17300.

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
\$32,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 20th day of December, 1989.

P. J. Hambelton
P. J. HAMBELTON

Betty Hambelton
BETTY HAMBELTON

STATE OF ARIZONA County of LAPAZ) ss.

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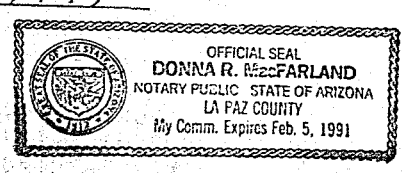
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WARRANTY DEED
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~~JANUARY~~ 3 1990
~~December~~ _____, 1989

Personally appeared the above named P. J. HAMBELTON AND BETTY HAMBELTON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Donna R. MacFarland
Notary Public for ~~OREGON~~ ARIZONA
My Commission Expires: FEB 5 1991



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ASpen Title Co. the 8th day
of Jan. A.D., 19 90 at 4:30 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 434.

FEE \$33.00

Evelyn Biehn, County Clerk
By Pauline Mulendore

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JAN 10 1990

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