

9956

MTC 22706-P

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST, inc. an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. HAMILTON & HELEN M. HAMILTON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

The North 75 feet of Lot 3 in Block 2, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-10BD-400

"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 and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration in whole or in part, (the sentence between the symbols, if not applicable, should be deleted.)

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 8th day of January, 19 90; 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.

TRENDWEST inc

By: Harold Derrah, President

STATE OF OREGON,)
County of) ss.

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
January 8th, 19 90.

Personally appeared Harold Derrah, who, being duly sworn, did say that he is the president and authorized officer of TRENDWEST, inc., a corporation, and that the foregoing instrument was signed and acknowledged 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:

PAMELA J. SPENCER (OFFICIAL SEAL)
8/16/92

Trendwest, inc.

PO Box 1089

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

John W. Hamilton & Helen M. Hamilton

3450 Altamont

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

John W. Hamilton & Helen M. Hamilton

3450 Altamont

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

After recording return to:

John W. Hamilton & Helen M. Hamilton

3450 Altamont

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

John W. Hamilton & Helen M. Hamilton

3450 Altamont

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of Jan., 19 90, at 1:14 o'clock P.M., and recorded in book M90 on page 511 or as file/reel number 9956.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By: Pauline Mulvadese Deputy

Fee \$28.00