

MTC 23608-D
SPECIAL WARRANTY DEED

Vol. m90 Page 15248

OK

18294

KNOW ALL MEN BY THESE PRESENTS, That GERALD W. HAMILTON & GLORIA L. HAMILTON, as tenants by the entirety

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BOBBY V. MERCHANT & BETTY JEAN MERCHANT, as tenants by the entirety

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 29, Block 46, 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.

Tax Account No 3510 027C0 05400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00. However, the actual consideration is \$ 20,000.00. The whole consideration is \$ 20,000.00.

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 day of June, 1990; 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 USES.

STATE OF OREGON,

County of Coos } ss.
June 16, 1990

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:
Notary Public for Oregon
My commission expires 9-26-93

Gerald W. Hamilton

Gloria L. Hamilton

STATE OF OREGON, County of) ss.
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Personally appeared 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:

(If executed by a corporation, affix corporate seal)

Hamilton
2200 North Lake Road
Lakeside, OR 97449

GRANTOR'S NAME AND ADDRESS

Merchant
3906 SE 101st Ave
Portland, OR 97266

GRANTEE'S NAME AND ADDRESS

After recording return to:

Merchant

see above

NAME, ADDRESS, ZIP

Send a change in corrected all ten statements shall be sent to the following address.

Merchant

see above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of July, 1990, at 11:59 o'clock A.M., and recorded in book/reel/volume No. M90 on page 15248 or as fee/file/instrument/microfilm/reception No. 18294, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee \$8.00

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