

01037055
WARRANTY DEED

AFTER RECORDING RETURN TO:

Mr. Jeffery K. Hamilton

3531 Hilgard
Klamath Falls, OR 97603

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

DONALD W. DOWNING and MELINDA K. DOWNING, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JEFFERY K. HAMILTON,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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." SKH

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$46,000.00.

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 22nd day of August, 1991.

Donald W. Downing Melinda K. Downing
DONALD W. DOWNING BY MELINDA MELINDA K. DOWNING By Donald W. Downing
K. DOWNING, HIS ATTORNEY IN FACT ATF

STATE OF OREGON, County of Klamath)ss.

On August 22, 1991, personally appeared MELINDA K. DOWNING for
herself and for DONALD W. DOWNING, for whom she is the attorney
in fact under a Power of Attorney, and acknowledged the
foregoing instrument to be her voluntary act and deed and that
of said principal.

Before me: Charlotte Horvath
Notary Public for Oregon
My Commission Expires: March 22, 1993.



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EXHIBIT "A"

All that portion of Lots 11 and 12, Block 3, ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southerly line of Lot 11 aforesaid at a point thereon distant 76.9 feet Westerly from the Southeasterly corner of said Lot 11; thence West along the South line of said Lot 11, a distance of 80 feet; thence North and parallel with the East line of said Lots 217.6 feet to the North line of Lot 12; thence East along said North line of said Lot, 80 feet; thence South and parallel with East line of said Lots 11 and 12, a distance of 217.6 feet, more or less to the place of beginning.

EXCEPT the Southerly 5 feet of the Westerly 80 feet of the Easterly 156.9 feet of Lot 11, Block 3, ALTAMONT ACRES, conveyed to Klamath County by Deed recorded May 19, 1961 in Book 329 at Page 577, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-3DC TL 4600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day of Aug. A.D., 19 91 at 2:02 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 17121.

FEE \$33.00

Evelyn Biehn. County Clerk

By Louise M. Muelndare