

NL

LN #0100443122

WARRANTY DEED

52508

CONT. 28537

KNOW ALL MEN BY THESE PRESENTS, That TRUSTEE OF THE RUTH E. THICKETT 1991 LIVING TRUST AND RUTH E. THICKETT, individually

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES E. HAMILTON AND D'ANN G. HAMILTON, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A parcel of land situated in the NE1/4 of SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a one-half inch iron pin on the Easterly line of McClellan Drive, said point being South 0 degrees 16' East a distance of 353.43 feet from the Northeast corner of "First Addition to Moyina" subdivision according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, thence South 0 degrees 16' East along the Easterly line of McClellan Drive a distance of 100 feet to a one-half inch iron pin; thence North 89 degrees 44' East 120 feet to a one-half inch iron pin; thence North 0 degrees 16' West a distance of 100 feet to a one-half inch iron pin; thence South 89 degrees 44' West a distance of 120 feet to the point of beginning.

The bearings of the above described parcel of land are based on the plat of "First Addition to Moyina".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 those of record and apparent to the land and the 1992-1993 fiscal year taxes a lien not yet due and payable

and that

grantor will warrant and forever defend the 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 \$2,500.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$2,500.00. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof the grantor has executed this instrument this 15th day of October, 1992; if a corporate grantor, it has caused it to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so on its behalf.

Pertram John Thickett
 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.

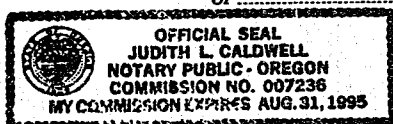
The Ruth E. Thickett 1991 Living Trust

By- *Ruth E. Thickett* Trustee*Ruth E. Thickett Individually*
Ruth E. Thickett, individually

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on October 15, 1992, by Ruth E. Thickett

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____



Judith L. Caldwell
 Notary Public for Oregon
 My commission expires 8-31-95

The Ruth E. Thickett 1991 Living Trust
 C/O KFFSL

Grantor's Name and Address

Charles E. Hamilton

D'Ann G. Hamilton

C/O KFFSL

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Klamath First Federal S&LA

2943 South Sixth Street

Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Klamath First Federal S&LA

2943 South Sixth Street

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
 By _____, Deputy.

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Jackson

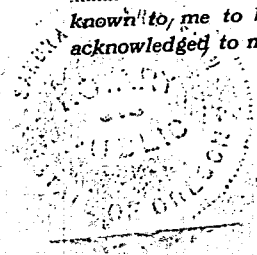
ss.

BE IT REMEMBERED, That on this 10th day of October, 1992
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Bertan John Thickett, Trustee

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Andia D. Freeman
Notary Public for Oregon.
My Commission expires 6-6-94



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 19th day
of Oct. A.D., 1992 at 3:46 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 24458

Evelyn Biehn - County Clerk
By Pauline Muelendor

FEE \$35.00

