

MOUNTAIN TITLE COMPANY

53774

MTC NO.: 28826

WARRANTY DEED

Vol. m92 Page 26761

KNOW ALL MEN BY THESE PRESENTS, That KENNETH C. MOORE and MAUREEN C. MOORE,
as Tenants by the Entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES BARTIN HAMILTON and PENELOPE JEAN HAMILTON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lot 3 and the Southeasterly 25 feet of Lot 2 in Block 51 of HOT SPRINGS
ADDITION to the City of Klamath Falls, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

"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 those apparent upon the land, if any, as of the date of this deed

and that 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 \$ 129,000.00.
~~However, the actual consideration paid for this transfer includes the property or value given or received which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)~~

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 9th day of November, 19 92; 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.

STATE OF OREGON,)
County of Klamath) ss.
November 9, 19 92

Kenneth C. Moore
KENNETH C. MOORE
Maureen C. Moore
MAUREEN C. MOORE

Personally appeared the above named
Kenneth C. Moore and
Maureen C. Moore

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

Before me:

Gale Ramey
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19 ____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: 9-14-96 (SEAL)

Kenneth C. Moore
Maureen C. Moore

GRANTOR'S NAME AND ADDRESS

James Bartin Hamilton
Penelope Jean Hamilton
1121 Pacific Terrace, Klamath Falls 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 10th
day of Nov., 19 92,
at 3:56 o'clock P. M., and recorded
in book M92 on page 26761 or as
file/reel number 53774

Record of Deeds of said county.

Witness my hand and seal of County
affixed.Evelyn Biehn, County Clerk.

Recording Officer

By Dorlene Mullins Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY