

64000

07-01-93P03:58 RCVD

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WARRANTY DEED

AFTER RECORDING RETURN TO:

MAURICE C. WALKER
JUANITA WALKER
2829 KANE STREET
KLAMATH FALLS, OR 97603

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

P. J. HAMBELTON and BETTY J. HAMBELTON, husband and wife
hereinafter called GRANTOR(S), convey(s) to MAURICE C. WALKER
and JUANITA WALKER, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The Northeasterly 25.5 feet of Lot 5 and the Southwesterly 43
feet of Lot 6, Block 2, FIRST ADDITION TO TONATEE HOMES, in the
County of Klamath, State of Oregon.

Code 41 Map 3909-11CC TL 9300

"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."

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
\$52,000.00.

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 1st day of July, 1993.

P. J. Hambelton
P. J. HAMBELTON, individually
and as Trustee

Betty J. Hambelton
BETTY J. HAMBELTON, individually
and as Trustee

STATE OF OREGON, County of Klamath)ss.

On this 1st day of July, 1993

Personally appeared the above named P. J. HAMBELTON
and BETTY J. HAMBELTON, individually and as Co-Trustees
of The Preston J. Hambelton Trust and The Betty J. Hambelton Trust
and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: _____
Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of July A.D., 19 93 at 3:58 o'clock P.M., and duly recorded in Vol. 1993
of Deeds on Page 15873.

FEE \$30.00

Evelyn Biehn
By Evelyn Biehn County Clerk