

K-48088

RICHARD W SEXTON and GENEVA H SEXTON, as tenants by the entirety

Grantor, conveys and warrants to W JOHN HAMILTON and KAREN N HAMILTON, as tenants by the entirety

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein.

LOT 23 IN BLOCK 5 TRACT 1145, NOB HILL, A RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

Subject to all covenants, conditions, easements, restrictions and reservations of record, if any.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ NINETEEN THOUSAND & 00/100---, [\$19,000.00].

Dated this 6th day of JUNE 19 95.

Richard W. Sexton
RICHARD W SEXTON

X Geneva H. Sexton
GENEVA H SEXTON

STATE OF OREGON,) ss.
County of Klamath)

BE IT REMEMBERED, That on this 6th day of June, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RICHARD W SEXTON and GENEVA H SEXTON

known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they 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.



Linda M Lincoln
NOTARY PUBLIC - OREGON
COMMISSION NO. 014145
MY COMMISSION EXPIRES MAR. 24, 1996
My Commission expires 3/24/96

Title Order No. K-48088
Escrow No. 508384-5

After recording return to:
W JOHN HAMILTON
4080 B ADELAID AVE
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
W JOHN HAMILTON
4080 B ADELAID AVE
KLAMATH FALLS, OR 97603

Oregon
1448 (9-94)

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title
on this 9th day of June A.D., 19 95
at 3:45 o'clock P.M. and duly recorded
in Vol. M95 of Deeds Page 15356
Bernetha G. Letsch County Clerk
By Bernetha Letsch Deputy.

Fee, \$30.00