

WARRANTY DEED

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MTC352800S

TIM E. HILTON and DEBORAH L. HILTON, as tenants in common,
Grantor(s) hereby grant, bargain, sell and convey to
KATHLEEN M. CAVAN,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lot 7, Block 96, BUENA VISTA 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.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
ALL CONTINGENCIES OF THE EARNEST MONEY AGREEMENT HAVE BEEN MET, INCLUDING
THE COMPLETION OF ALL REQUIRED INSPECTIONS AND THE REPLACEMENT OF LIGHT
FIXTURES. THIS SHALL SERVE TO INDEMNIFY MOUNTAIN TITLE COMPANY FROM ANY
LOSS OR LITIGATION THAT MAY ARISE FROM THESE MATTERS.

and the 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.

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 and actual consideration for this conveyance is \$ 41,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 525 Uerlings St., Klamath Falls, OR. 97601

Dated this 9 day of June, 1995

Tim E. Hilton
TIM E. HILTON

Deborah L. Hilton
DEBORAH L. HILTON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath

ss. June 9 19 95

Personally appeared the above named Tim E. Hilton & Deborah L. Hilton
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Return to:
KATHLEEN M. CAVAN
525 Uerlings St.
Klamath Falls, Or. 97601

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

STATE OF OREGON.

County of Klamath

ss.

Filed for record at request of:

Mountain Title Co

on this 12th day of June A.D., 19 95
at 10:41 o'clock A.M. and duly recorded
in Vol. M95 of Deeds Page 15385

Bernetha G. Letson County Clerk

By Cheryl A. Harty

Deputy.

Fee, \$30.00