

WARRANTY DEED

Vol 115 Page

MTC 35726 US

MICHAEL D. HAMBY and MARY J. HAMBY, as tenants in common,

Grantor(s) hereby grant, bargain, sell and convey to

CALVIN L. GILMORE and JOHNIE M. GILMORE, husband and wife or the survivor thereof,

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 1 OF BLOCK 41, SECOND 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. EXCEPTING THEREFROM THE SOUTHERLY 10 FEET THEREOF. TOGETHER WITH THAT PORTION OF VACATED CARLYLE STREET WHICH INURRED THERETO, TOGETHER WITH THAT PARCEL DESCRIBED AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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:

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 \$ 2,150.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 501 MC LEAN STREET, KLAMATH FALLS, OR 97601

Dated this 3 day of 8, 1995

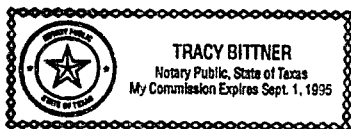
Michael D. Hamby
MICHAEL D. HAMBY

Mary J. Hamby
MARY J. HAMBY

NOTARY ACKNOWLEDGEMENT

STATE OF Texas ss. August 3 1995
COUNTY OF Bexar

Personally appeared the above named Michael D. Hamby and Mary J. Hamby
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Return to:

CALVIN L. GILMORE
501 MC LEAN STREET
KLAMATH FALLS, OR 97601

Before me:

Tracy Bittner
Notary Public for Bexar County
My commission expires 9-1-95

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2

Lot 12 in Block 31, SECOND 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.

TOGETHER WITH that portion of vacated Carlyle Street which inurred thereto.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 4th day
of Aug A.D., 19 95 at 11:46 o'clock A M., and duly recorded in Vol. 195
of Deeds on Page 20641.

FEE \$35.00

By Bernetha G. Letsch County Clerk