

5783

## WARRANTY DEED

Vol. 1195 Page 24255

BRENT J. FEICK and CAROL R. FEICK,

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

CHARLES E. HAMILTON and D'ANN G. HAMILTON, husband and wife,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 92,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1902 ESPLANADE AVE, KLAMATH FALLS, OR 97601

Dated this 15 day of Sept, 1995

Brent J. Feick  
BRENT J. FEICK

Carol R. Feick  
CAROL R. FEICK

## NOTARY ACKNOWLEDGEMENT

STATE OF MarylandCOUNTY OF CharlesSS. Sept 5, 19 95

Personally appeared the above named Brent & Carol Feick

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Andria J. Corley

Notary Public for MarylandMy commission expires April 1, 1996

(seal)

Return to:

CHARLES E. HAMILTON  
1902 ESPLANADE AVE  
KLAMATH FALLS, OR 97601

24256

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at a point on the Southerly line of Lot 13, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, said point being 53 feet distant Northeasterly from the Southwest corner of Lot 13; thence Northwesterly parallel to Eldorado Avenue to the Southeast line of Esplanade Avenue; thence Northeasterly along the Southeast line of said Esplanade Avenue to a point 50 feet Southwesterly at right angles from the Southwesterly line of the alley dividing Lots 12, 13 and 14, from Lots 11 and 15 of said Block 39; thence Southeasterly parallel to Eldorado Avenue to the Southerly line of Lot 13; thence Southwesterly along said Southerly line 47 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Southwesterly 4 feet deeded to L. F. Kirkpatrick by Warranty Deed recorded in Deed Volume 241, at page 373, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day  
of September A.D., 19 95 at 10:50 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 24255

FEE \$35.00

B. Bernetha G. Litsch County Clerk