

5786

MTC 3597514F

WARRANTY DEED

Vol. 1995 Page 24264

CHARLES E. HAMILTON and D'ANN G. HAMILTON, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to
 MICHAEL J. OLIVIER and JULIE A. OLIVIER, 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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1127 MC CLELLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 31 day of August, 1995.

Charles E. Hamilton
 CHARLES E. HAMILTON

D'Ann G. Hamilton
 D'ANN G. HAMILTON

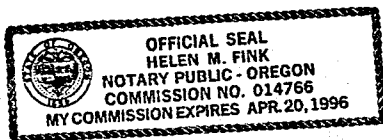
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. 8/31 1995

Personally appeared the above named Charles E. Hamilton AND D'ANN G. HAMILTON
 and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

Return to:

MICHAEL J. OLIVIER
 1127 MC CLELLAN DRIVE
 KLAMATH FALLS, OR 97603

EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land situated in the NE1/4 of SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a one-half inch iron pin on the Easterly line of McClellan Drive, said point being South 0 degrees 16' East a distance of 353.43 feet from the Northeast corner of "First Addition to Moyina" subdivision according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, thence South 0 degrees 16' East along the Easterly line of McClellan Drive a distance of 100 feet to a one-half inch iron pin; thence North 89 degrees 44' East 120 feet to a one-half inch iron pin; thence North 0 degrees 16' West a distance of 100 feet to a one-half inch iron pin; thence South 89 degrees 44' West a distance of 120 feet to the point of beginning.

The bearings of the above described parcel of land are based on the plat of "First Addition to Moyina".

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 24264

FEE \$35.00

By Bernetha G. Letsch County Clerk
[Signature]