

WARRANTY DEED

#03043690 AFTER RECORDING RETURN TO:

JOSEPH W. DENT DONNA J. DENT 7519 N. BANK ROAD ROSEBURG, OR 97470

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

DON L. HILTON and GARNET A. HILTON, hereinafter called GRANTOR(S), convey(s) to JOSEPH W. DENT and DONNA J. DENT, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The N 1/2 SE 1/4 of Section 3, Township 38 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3815 TL 200

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$27,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor h	as executed this instrument
this 15th day of September, 1995.	
X cont /seller	Land a Hellon
DON L. HILTON	GARNET A. HILTON

STATE OF CALIFORNIA)

COUNTY OF SISKIYOU)

On September 18 , 1995 before me, Robin L. Capvilla notary public , personally appeared Don L. Hilton and Garnet A. Hilton personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her their authorized capacity(ies), and that by his/her their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Noben Z Capaulia

My commission expires: 6/26/96





MARRANTY DEED

*03043690 AFTER RECORDING RETURN TO:

JOSEPH W. DENT DONNA J. DENT 7019 W. BANE ROAD ROSEBURG, OR 97479

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IN WITNESS WHEREOF, the grantor has executed this anstronount this 15th day of September, 1995.

rilea i	or record at request of	Aspen Titl	<u>e & Esci</u>	COW		the	20th	da
of	September	_A.D., 19 <u>95</u> at _	11:09	o'clock _	<u>A</u> M., and	duly recorded in V	/olM95	
	C	of <u>Deeds</u>	-		on Page			
					Bern	etha G. Letsch, Co	unty Clerk	
FEE	\$35.00			Ву	Connet	etha G. Letsch, Co	<u> </u>	

STATE OF OREGON: COUNTY OF KLAMATH: ss.

the basis of satisfactory evidence; to be the person(s) have the basis of subscribed to the within instrucent and name(s) is any scknowledged to me that he/shelthey executed the same his/her/their authorized capacity(les), and that by his/her/their alguature(s) on the instrument the person(s) acred, excepted the instrument.

Signature <u>Hali a X Courte</u> My commission expires: 6/26/96

