

10185

12-06-95P02:33 RCVD

## WARRANTY DEED

Vol. M95 Page 33349

MTC 36833 NF

MARY A. WEAVER,

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

ALVIN M. HAMLIN and MERRY ANNE HAMLIN, 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:

Lots 1, 2, 3, 4, 5 and 6, Block 5, OPPORTUNITY 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 less the portion in highway described in Deed Volume 181, page 29.

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 53882 WEATHERING HEIGHTS, SCAPPOSE, OR 97056

Dated this 30 day of November, 1995.

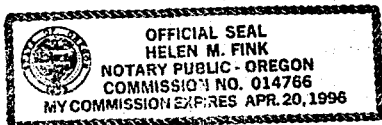
Mary A. Weaver  
MARY A. WEAVER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. November 30 1995  
COUNTY OF Klamath

Personally appeared the above named Mary A Weaver

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

Return to:

ALVIN M. HAMLIN  
53882 WEATHERING HEIGHTS  
SCAPPOSE, OR 97056

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 6th day of Dec A.D., 19 95  
at 2:33 o'clock P M. and duly recorded  
in Vol. M95 of Deeds Page 33349.

Bernetha G. Letsch - County Clerk

By Bernetha G. Letsch

Deputy.

Fee, \$30.00