

## WARRANTY DEED

MTC 36883ms

WILLIAM G. HAMILTON, JR., SUCCESSOR TRUSTEE OF THE HAMILTON LIVING TRUST,  
Grantor(s) hereby grant, bargain, sell and convey to  
THOMAS A. DERBY, SR.,

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 16 OF ELM PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 \$ 57,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1632 ARTHUR STREET, KLAMATH FALLS, OR 97603

Dated this 16<sup>th</sup> day of January, 1996

William G. Hamilton Jr.  
WILLIAM G. HAMILTON JR., SUCCESSOR

## NOTARY ACKNOWLEDGEMENT

STATE OF California SS. January 16 19 96  
COUNTY OF Nevada  
Personally appeared the above named William G. Hamilton, Jr.  
before me a Notary Public

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Margaret Karam

Notary Public for State of CAMy commission expires July 3, 1998

Return to:

THOMAS A. DERBY, SR.  
1632 ARTHUR STREET  
KLAMATH FALLS, OR 97603

STATE OF OREGON, SS.  
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 19th day of January A.D. 19 96  
at 3:35 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 1688

Bernetha G. Letsch County Clerk

By Douglas M. Henderson

Deputy.

Fee, \$30.00