

WARRANTY DEED

NTC 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 16th day of January, 1996

[Signature of 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: [Signature of Margarci Karam]
Notary Public for State of CA
My commission expires July 3, 1998

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

STATE OF OREGON, County of Klamath ss.

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 [Signature] Deputy.

Fee. \$30.00