



## WARRANTY DEED

#03044839  
AFTER RECORDING RETURN TO:

RANDY W. INGRAM  
CHRISTINA M. INGRAM  
16712 FREIGHT RD LN  
KLAMATH FALLS, OR 97601

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

RONALD J. HILES and MARY C. HILES, INDIVIDUALLY AND AS TRUSTEES  
OF THE RONALD J. & MARY C. HILES FAMILY TRUST DATED APRIL 18,  
1996, hereinafter called GRANTOR(S), convey(s) to RANDY W.  
INGRAM and CHRISTINA M. INGRAM, husband and wife, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, State of Oregon, described as:

Lot 1, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES, in the  
County of Klamath, State of Oregon.

Code 97 Map 3907-25C0 TL 8300

"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  
\$46,500.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 17th day of June, 1996.

HILES FAMILY TRUST

BY: Ronald J. Hiles  
RONALD J. HILES, TRUSTEE  
Ronald J. Hiles  
RONALD J. HILES, INDIVIDUALLY

BY: Mary C. Hiles  
MARY C. HILES, TRUSTEE  
Mary C. Hiles  
MARY C. HILES, INDIVIDUALLY

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.

On June 19, 1996, before me, Robert V. Edgar,  
personally appeared RONALD J. HILES AND MARY C. HILES,  
INDIVIDUALLY AND AS TRUSTEES OF THE RONALD J. & MARY C. HILES  
FAMILY TRUST DATED APRIL 18, 1996, 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.

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