

WARRANTY DEED

#03044839 AFTER RECORDING RETURN TO:

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RANDY W. INGRAM CHRISTINA M. INGRAM ROLL 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 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: Kona

RONALD J. HILES TRUSTEE

RONALD C. HILES INDIVIDUALLY

BY:

HILES, INDIVIDUALLY HARY C.

STATE OF CALIFORNIA

)ss.

COUNTY OF SAN DIES

On June of 9. 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 similar signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Continued on next page

CHRISTIAN M. INGRAN PANDY W. INCHAM AFTER RECORDING RETURN FOR 403044832

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MITTELL

TITLE 8 SESCROW, INC. \*ARRANTY DEED

Lot 1, Black 12, FIRST ADDITION TO KLAMATH 21977 County of Klamath; State of Oregon. RONALS 3. BILES and MARY C. HILES, INDIVIDENT OF THE RONALD 3. 8 MARY C. HILES EAMINT TRUST INTENTIONS 1996, here nafter called GRANTOR(S), convey(s) IMGRAM and CHRISTINA M. INGRAM, husband and wife called GRANTEE(S), all that real property situ. County of Klamath, State of Oregon, descrived as: UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS:

APPROVED USES AND TO DETERMINE ANY LIAITS OF LANGUED FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30, 390 "IHIS INSTRUMENT IN VIOLATION USE OF THE PROPERTY INSTRUMENT IN VIOLATION OF APPLICABLE LANGUED REGULATIONS, BEFORE SIGNIAGE OF ACCEPTING THIS FERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOW APPROPERTY OR COUNTY PLANKING DEPARTMENT Code 9% Wap 3997-2560 Nt 8399

and coverant(s) that grantor is the owner or the property free of all encumbrances except coverant

Testricijons, reservations, rights, rights of a of record, if any, and apparent upon the land and and defend the same against all persons who may land the same against all persons who may land.

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STATE OF OREGON: COUNTY OF KLAMATH: ss. 24th day A.D., 19 96 at 11:43 o'clock A.M., and duly recorded in Vol. M96 Filed for record at request of Deeds Bernetha G. Letsch, County Clerk \$35.00 FFE

STATE OF CALIFORNIA

My commission expires:

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the entity upon behalf of which the person(s) but ed. (xec. ed.)

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CFFICIAL SEAL ROBERT V. EDGAR NOTARY PUBLIC-CALIFORNIA BY COMMISSION NUMBER 969997 COMMISSION NUMBER 969097 COMMISSION NUMBER 9690 COUNTY 11 MY COMMISSION EXP. MAR ST, 199

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