

21427

96 JUL 16 AM 56

96 JUL WARRANTY DEED

Vol. M96 Page 21079

MT38503MS
 THOMAS R. HAMILTON AND CHRISTINE M. KENFIELD, WHO ACQUIRED TITLE AS CHRISTINE M. HAMILTON, AS TENANTS IN COMMON,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JEFFREY G. WILLIAMS and KAREN M. WILLIAMS, 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:

LOT 4 IN BLOCK 1, TRACT NO. 1165, MIRACLE MANOR, ACCORDING TO THE
 OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
 KLAMATH COUNTY, OREGON

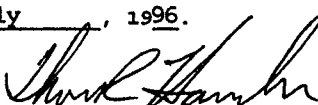
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 173,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3437 SMALL COURT, KLAMATH FALLS, OR 97603

Dated this 15th day of July, 1996.


 THOMAS R. HAMILTON

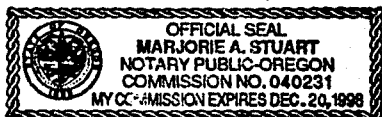

 CHRISTINE M. KENFIELD

NOTARY ACKNOWLEDGEMENT

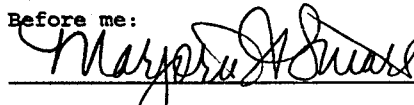
STATE OF Oregon ss. July 15 19 96
 COUNTY OF Klamath

Personally appeared the above named Thomas R. Hamilton and Christine M. Kenfield

and acknowledged the foregoing instrument to be their voluntary act.



Before me:


 Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT38503-MS

Return to:

JEFFREY G. WILLIAMS
 3437 SMALL COURT
 KLAMATH FALLS, OR 97603


STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 16th day of July A.D. 19 96
 at 11:56 o'clock AM. and duly recorded
 in Vol. M96 of Deeds Page 21079

Bernetha G Letsch, County Clerk

By


 Deputy.

Fee, \$30.00