

96 NOV 19 P3:46

*Carol - ATE*  
*# 03045477*  
*ce 9906296*

## WARRANTY DEED

CHESTER H. HAMAKER and MARIE K. HAMAKER, Grantors, convey and warrant to ROBERT J. HALVORSEN and LOIS E. HALVORSEN, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

The West 33.50 feet of Lot 790 in Block <sup>105</sup> ~~106~~ of MILLS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to reservations, restrictions, easements and rights of way of record and those apparent on the land also subject to that certain improvement lien in favor of the City of Klamath Falls, Oregon in the amount of \$245.72 which Vendors agree to pay before the same becomes delinquent; and also subject to the as is condition of the property.

The true and actual consideration for this conveyance stated in dollars is the sum of \$15,000.00.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

*Chester H. Hamaker*  
 CHESTER H. HAMAKER

*Marie K. Hamaker*  
 MARIE K. HAMAKER

STATE OF OREGON, County of Klamath ) ss.

*January*  
~~December~~ 5, 1991, personally appeared the above named CHESTER H. HAMAKER and MARIE K. HAMAKER who acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME: 1-5-91

*Mary E. Woodard*  
 Notary Public for Oregon  
 My commission expires: 12-1-91

Send Tax Statements to: Robert J. Halvorsen and Lois E. Halvorsen

After Recording Return to:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day of November A.D., 19 96 at 3:46 o'clock P. M. and duly recorded in Vol. M96 of Deeds on Page 36456.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
 By *Kathleen Ross*