

97 JAN 15 P3:51



## WARRANTY DEED

ATC NO 03045689  
 AFTER RECORDING RETURN TO:  
 PATRICIA L. HAMPSON  
1138 Lincoln St.  
Klamath Falls, OR 97601

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

NORMA CAROLINE LAYMAN, TRUSTEE OF THE NORMA CAROLINE LAYMAN  
 FAMILY TRUST DTD 3/7/91 hereinafter called GRANTOR(S),  
 convey(s) to PATRICIA L. HAMPSON hereinafter called GRANTEE(S),  
 all that real property situated in the County of Klamath, State  
 of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN . . . . .

*fel*  
 "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, contracts and/or  
 liens for irrigation and/or drainage.

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  
 \$68,000.00.

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 7th day of January, 1997.

NORMA CAROLINE LAYMAN, TRUSTEES OF THE NORMA CAROLINE LAYMAN  
 FAMILY TRUST DTD 3/7/91.

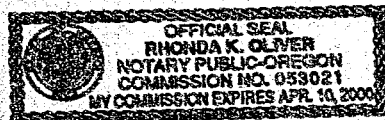
X BY: Norma Caroline Layman Trustee  
 NORMA CAROLINE LAYMAN, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 7th  
 day of JANUARY, 1997, by NORMA CAROLINE LAYMAN,

Before me: Rhonda K. Oliver  
 Notary Public for Oregon

My commission expires: 4-10-2000



## EXHIBIT "A"

A portion of Lots 6 and 7, Block 58, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 6, Block 58, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, said corner being at the intersection of Lincoln and 12th Streets, and running thence Southeasterly along the Westerly line of 12th Street, 100 feet; thence Southwesterly and parallel with Lincoln Street, 50 feet; thence Northwesterly and parallel with 12th Street, 100 feet; thence Northeasterly along the Southerly line of Lincoln Street, 50 feet to the place of beginning.

CODE 1 MAP 3809-29DC TL 5600

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of January A.D. 19 97 at 3:51 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 1367

FEE \$35.00

by Bernetha G. Letsch, County Clerk  
Kathleen Rose