

CATHY KING,

Grantor(s) hereby grant, bargain, sell and convey to:

TIMOTHY L. HAMBLIN and APRIL A. HAMBLIN, 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 15 in Block 37 of SIXTH ADDITION TO KLAMATH RIVER ACRES, 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 \$ 12,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 8016 Big Buck Lane, Klamath Falls, OR 97601

Dated this 16 day of January, 1997.

Cathy King
CATHY KING

STATE OF OREGON

SS. January 16 19 97

COUNTY OF KLAMATH

Personally appeared the above named CATHY KING

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reeves
Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40111-KA

Return to:

TIMOTHY L. HAMBLIN
2445 White
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 24th day
of January A.D., 19 97 at 10:49 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 2118

FEE \$30.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross

97 JAN 24 AM 49