

44870

MTC 42298-MS
WARRANTY DEEDVol. M97 Page 29519

JOHN W. WOODS and DONNA R. WOODS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN R. HAMILTON and LORETTA J. HAMILTON, as tenants by the entirety,
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 8 IN BLOCK 23 OF TRACT NO. 1005, FOURTH 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 \$ 13,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 8 day of September, 19 97

John W. Woods
JOHN W. WOODS

Donna R. Woods
DONNA R. WOODS

STATE OF Washington

COUNTY OF Pierce

SS. September 8 19 97

Personally appeared the above named John W. Woods and

Donna R.. Woods

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Sanathya L. Brown
Notary Public for Washington
My commission expires March 22, 2001

(seal)

ESCROW NO. MT42298-MS

Return to:
JOHN R. HAMILTON

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 9th day of Sept. A.D., 1997
at 3:19 o'clock P. M. and duly recorded
in Vol: M97 of Deeds Page 29519

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.