

48142

MT42910-MS Vol. 017 Page 36605  
WARRANTY DEED

THOMAS L. PETERSON and SUSAN K. PETERSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: DAVID A. HAMEL and CYNTHIA L. HAMEL, 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:

ALL THAT PORTION OF THE NW1/4 OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH LIES SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD, RIGHT OF WAY.

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 CRS 10.930.

The true and actual consideration for this conveyance is \$ 260,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 18181 CHRY ROAD, KLAMATH FALLS, OR 97603

Dated this 4th day of November, 1997

*Thomas L. Peterson*  
THOMAS L. PETERSON

BY: *Susan K. Peterson* HER ATTORNEY IN FACT  
SUSAN PETERSON

*Susan K. Peterson*  
SUSAN K. PETERSON

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on November 4, 1997

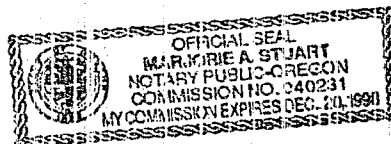
by Susan K. Peterson, individually and

as attorney in fact

of Thomas L. Peterson

*Mary Jo Rose*  
Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT42910-MS

Return to:

DAVID A. HAMEL  
18181 CHRYN ROAD  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle  
on this 5th day of November A.D., 1997  
at 11:36 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 36605

Bernetha G. Leisch, County Clerk

By *Kathleen Rose*  
Fee, \$30.00 Deputy.