FORM No. 635 - WARRANTY DEED (Individual or Corporate).				
NS			<u> </u>	PYRIGHT 1996 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR \$7204
63350	'98	JUL 24	P2:21	Vol. M98 Page 27243
MIKE & MELODIE HILMER 6185 HILLCREST RD. MEDFORD, OR 97504 MIKE HIMER GRANAFTERSTID ACCOUNTS TO 6185 HILLCREST RD. MEDFORD, OR 97504 Grantee's Name and Address After recording, return to (Name, Address, ZD): JAMES H. SMITH, ATTORNEY 711 BENNETT AVE. MEDFORD, OR 97504 Until requested otherwise, send all tax statements to (Name, Add MIKE HILMER MELODIE HILMER 6185 HILLCREST RD. MEDFORD, OR 97504	BYSTF 	 IES 	SPACE RESERVED FOR RECORDER'S USE	STARE OF OREGON, County of

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that __MIKE_HILMER_AND_MELODIE_HILMER_____

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by _****_____ hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

**** MIKE HILMER AND MELODIE HILMER, SUCCESSORS IN TRUST, UNDER THE HILMER LOVING® TRUST DATED JULY 16, 1998, THETR

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such

(IF SPACE INSUFFICIENT, CONTINUE DESCRIFTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is -0-. Φ However, the actual consideration consists of or includes other property or value given or promised which is 1 the whole Expansion determinant and the second construction of the second constructio

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this _16TH_ day of is a corporation, it has caused its name to be signed and its seal, if any, affixed by an offige , 1998 .; if grantor so by order of its board of directors. or other person duly authorized to do

This instrument was acknowledged before me on ____

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-PRIATE 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.

bv _...

by ___

OFFICIAL SEAL JAMES H. SMITH NOTARY PUBLIC-OREGON COMMISSION NO. 047066 MY COMMISSION EXPIRES OCT. 31, 1999

as

MIKE HILMER MELODIE HILMER STATE OF OREGON, County of _JACKSON_____ This instrument was acknowledged before me on ______ MIKE HILMER AND MELODIE HILMER JUL

Notary Public for Oregon JAMES H. SMITH My commission expires <u>10/31/99</u>

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27244

EXHIBIT "A"

Parcel 3 of Land Partition 31-92 situated in the S-1/2 NW-1/4 and the N-1/2 SW-1/4 of Section 28 and the E-1/2 of Section 29, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The E-1/2 of Section 29 Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the NE-1/4 NE-1/4 NE-1/4 and ALSO EXCEPTING the S-1/2 SE-1/4 of said Township and Range.

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 whomever, except those claiming under the above described encumbrances.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record	at request of July	of	James H. 2:21	_o'clock	P.M., and duly re on Page 27243		(ay
FEE	\$35.00			Ву	Katalun	2622	