

65490

Vol. 1998 Page 32069

'98 AUG 31 P3:54

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05048304

AFTER RECORDING RETURN TO:

Mr. and Mrs. Keith Hamilton
 4315 Bartlett Avenue
 Klamath Falls, OR. 97603

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

JEFFERY K. HAMILTON, hereinafter called GRANTOR(S), convey(s) and warrants to KEITH HAMILTON and KATHY HAMILTON, husband and wife, 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

"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 \$90,000.00.

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 28th day of August, 1998.

Jeffery K. Hamilton
 JEFFERY K. HAMILTON

STATE OF OREGON, County of Klamath)ss.

On August 31, 1998, personally appeared Jeffery K. Hamilton who acknowledged the foregoing instrument to be his voluntary act and deed.

Pam Barnett
 Notary Public for Oregon

My Commission Expires: August 24, 2001

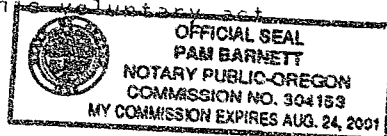


EXHIBIT "A"

All that portion of Lots 11 and 12, Block 3, ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southerly line of Lot 11 aforesaid at a point thereon distant 76.9 feet Westerly from the Southeasterly corner of said Lot 11; thence West along the South line of said Lot 11, a distance of 80 feet; thence North and parallel with the East line of said Lots 217.6 feet to the North line of Lot 12; thence East along said North line of said Lot, 80 feet; thence South and parallel with East line of said Lots 11 and 12, a distance of 217.6 feet, more or less to the place of beginning.

EXCEPT the Southerly 5 feet of the Westerly 80 feet of the Easterly 156.9 feet of Lot 11, Block 3, ALTAMONT ACRES, conveyed to Klamath County by Deed recorded May 19, 1961 in Book 329 at Page 577, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3909-3DC TL 4600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
of August A.D., 19 98 at 3:54 o'clock P.M. and duly recorded in Vol. M98
of Deeds on Page 32069

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Rose