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98 SEP -2 AM 15

After recording return to (Name, Address, Zip)

JEFFREY K. & MICHELLE R. HAMILTON  
1225 HOMEDALE ROAD  
KLAMATH FALLS, OREGON 97603

Until requested otherwise send all tax statements to  
SAME AS LISTED ABOVE

K-52823-D

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LOREN DAVIS and WILLIE R. THOMPSON, an estate in fee simple as tenants by the entirety; , hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JEFFREY K. HAMILTON AND MICHELLE R. HAMILTON, HUSBAND AND WIFE

hereinafter called the 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:

Parcel 2 of Land Partition 10-92, being a portion of Lot 71 FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the NE 1/4 of the SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, filed June 24, 1992 in the office of the County Clerk of Klamath County, Oregon.

To have and to Hold the same unto the 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

and that 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 \$ 127,000.00  
^However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the ) consideration (indicate which). ^ (The sentence between the symbols ^, if not applicable, should be deleted. See ORS 93.030.)

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 17th day of August, 1998; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

32299

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.

Willie R. Thompson  
WILLIE R. THOMPSON

Loren Davis  
LOREN DAVIS

STATE OF Oregon )  
COUNTY OF Douglas ) ss.

This instrument was acknowledged before me on August 17, 19 98.  
by WILLIE R. THOMPSON and LOREN DAVIS.

Karren L. Camp  
NOTARY PUBLIC  
Print Name KARREN L. Camp  
My Commission expires 8/24/2002



32300

Attached To:  
WARRANTY DEED

STATE OF Oregon )  
COUNTY OF Douglas ) ss.

I certify that I know or have satisfactory evidence that Walter Thompson and  
Loen Davis is/are the person(s) who appeared

before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: August 17, 98

Karren L. Camp  
NOTARY PUBLIC in and for the State of  
Oregon

KARREN Camp  
(Print Name)  
Residing at Canyonville, Or  
(City)

My Commission expires 8/24/98 <sup>KC</sup>  
2002



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 2nd day  
of September A.D., 1998 at 11:15 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 32298

FEE \$40.00

By Kathleen Rosa Bernetha G. Letsch, County Clerk