

71589

98 DEC 16 P3:20

MTC 46803-MS

WARRANTY DEED Vol. M98 Page 46027

EVA E. HILL,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DAVID G. HAMILTON and BILLIE J. HAMILTON, 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:

LOT 5 IN BLOCK 3 OF CYPRESS VILLA, 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 \$ 88,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5557 VILLA DRIVE, KLAMATH FALLS, OR 97603

Dated this 16th day of December, 1998.

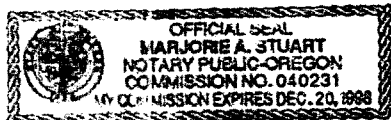
Eva E. Hill,
EVA E. HILL

STATE OF Oregon ss. December 16 1998

COUNTY OF Klamath

Personally appeared the above named Eva E. Hill

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT46803-MS

Return to:

DAVID G. HAMILTON
5557 VILLA DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 16th day of December A.D. 1998
at 3:20 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 46027

Bernetha G. Letsch, County Clerk

By Kathleen Rosa Deputy.
Fee, \$30.00