

W. JOHN HAMILTON and KAREN N. HAMILTON, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DOUGLAS R. BARKER and FANUELA K. BARKER, 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 23 IN BLOCK 5 OF TRACT 1145, NOB HILL, A RESUBDIVISION OF PORTIONS OF  
NOB HILL, IRVING EIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO EIGHTS IN  
THE CITY OF KLAMATH FALLS, 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 \$ 174,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 86 RIDGECREST, KLAMATH FALLS, OR 97601

Dated this 25<sup>th</sup> day of January, 1999.

W. John Hamilton  
W. JOHN HAMILTON

Karen N. Hamilton  
KAREN N. HAMILTON

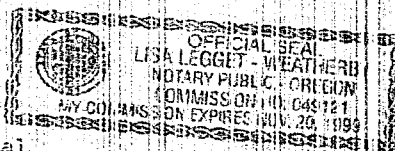
STATE OF Oregon

COUNTY OF Klamath

SS January 25 19 99

Personally appeared the above named W. John Hamilton  
and Karen N. Hamilton

and acknowledged the foregoing instrument to be voluntary act.



Before me:

Lisa Legget-Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

EXTRON NO. 0747111-LW

Return to:

DOUGLAS R. BARKER

86 RIDGECREST

KLAMATH FALLS, OR 97601

FILED IN OREGON: COUNTY OF KLAMATH

Filed for record at request of

of January

AD. 1999 at 2:49

the 25<sup>th</sup>

day

and duly recorded in Vol. 1191

on Page 2586

Linda Smith, County Clerk

by Karen N. Hamilton

FEE \$30.00