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39 MAR 29 P3:36

MTC 47553-KR  
WARRANTY DEED

Vol. 1099 Page 10958

DONALD H. CARTER and CHRISTINE L. CARTER.

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

JAMES B. HAMILTON and PEVELOPE J. HAMILTON, as tenants by the entirety.

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:

Lots 28 and 29, Block 17, INDUSTRIAL ADDITION to 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 \$ 60,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1121 Pacific Terrace, Klamath Falls, OR 97601

Dated this 24 day of March, 1999

Donald H. Carter  
DONALD H. CARTERChristine L. Carter  
CHRISTINE L. CARTER

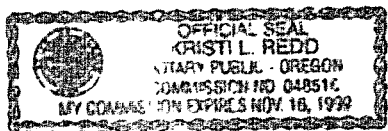
STATE OF OREGON

SS. March 24 19 99

COUNTY OF KLAMATH

Personally appeared the above named

DONALD H. CARTER &amp; CHRISTINE L. CARTER

and acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My Commission expires 11/16/99

ESCROW NO. MT47553-KR

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of

Return to:

JAMES B. HAMILTON

1121 Pacific Terrace  
Klamath Falls, OR 97601he 29th day of March AD 1999  
at 3:36 o'clock P. M. and duly recorded  
in Vol. 1099 of Deeds on Page 10958

Linda Smith, County Clerk

Fee, \$30.00

By Kristi L. Redd Deputy