

59 APR 30 1997

MTC 47993-MS
WARRANTY DEED

Vol M99 Page 16473

JOE KEITH HAMILTON and VERA K. HAMILTON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT M. DOUGLAS and LISA M. DOUGLAS, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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
whomever, 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 \$ 33,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 30th day of April, 1997.

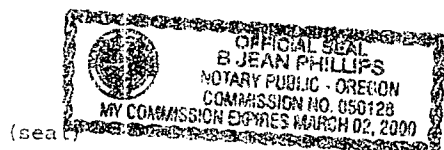
Joe Keith Hamilton
JOE KEITH HAMILTON

Vera K. Hamilton
VERA K. HAMILTON

STATE OF Oregon
COUNTY OF Klamath SS. April 30 19 97

Personally appeared the above named Joe Keith Hamilton
and Vera K. Hamilton

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

B. Jean Phillips
Notary Public for Oregon
My commission expires 3-2-00

ESCROW NO. MT47993-MS

Return to:
ROBERT M. DOUGLAS and Lisa M. Douglas
5609 Cora Way
City 97603

EXHIBIT "A"
LEGAL DESCRIPTION

16474

A parcel of land being a portion of Lots 11 and 12, Block 1 of Tract 1198, VALE DEAN CANYON, a duly recorded plat in Klamath County, Oregon and a strip of land lying Southerly of and adjacent to said Lot 12, in the SE1/4 SE1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 12, said point being on the Southwesterly right of way line of Aurora Drive; thence South 22 degrees 36' 56" West along the Easterly line of said Lot 12, 287.34 feet to the Southeast corner of said Lot 12; thence South 60 degrees 52' 35" East along the Westerly line of Lot 13, Block 1, of said Tract 1198, 29.83 feet; thence South 69 degrees 19' 32" West along an existing fence, 182.93 feet; thence North 00 degrees 04' 18" West, 313.86 feet; thence North 84 degrees 37' 45" East 235.58 feet to the corner common to said Lots 11 and 12 on the Southwesterly right of way line of said Aurora Drive; thence Southeasterly along the arc of a curve to the left (radius point bears North 45 degrees 00' 00" East 180.00 feet, and central angle is 22 degrees 21' 02"), 70.22 feet to the point of beginning, with bearings based on Minor Partition No. 31-84.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of APRIL _____ A.D. 1999 at 3:33 o'clock P M., and duly recorded in Vol. _____ day
of DEEDS _____ on Page 15473.

FEE 35.00

by Linda Smith, County Clerk
Linda Smith