

MT48258-LW  
WARRANTY DEED

59 JUL -3 P334

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STEPHEN E. HOOVER AND PATRICIA J. HOOVER, HUSBAND AND WIFE,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES W. BAMFORD and EILEEN M. WARNER, with the rights of survivorship,  
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  
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 pursuant to an IRC  
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 536 BLY, OR 97622

Dated this 27 day of June, 1999.

Stephen E. Hoover  
STEPHEN E. HOOVER

Patricia J. Hoover  
PATRICIA J. HOOVER

STATE OF OREGON

SS. JUNE 2 1999

COUNTY OF Deschutes

Personally appeared the above named STEPHEN E. HOOVER AND PATRICIA  
J. HOOVER

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Michelle Howard  
Notary Public for Oregon  
My commission expires 4/2/01

ESCROW NO. MT48258-LW

Return to:  
JAMES BAMFORD

P.O. BOX 536

BLY, OR 97622

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1, Block 1, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

EXCEPTING THEREFROM, the North 10 feet thereof,

ALSO EXCEPTING THEREFROM, the West 100 feet of Lot 1, Block 1, THIRD ADDITION TO ALTAMONT ACRES,

ALSO EXCEPTING THEREFROM, the following:

Beginning at a point on the East line of said Lot 1 at a point 10 feet South of the northeast corner thereof; thence Westerly parallel to the Northerly line of said Lot 1 and 10 feet Southerly therefrom, a distance of 190 feet to a point; thence Southerly parallel to the Easterly line of said Lot 1 a distance of 52 feet to a point; thence Easterly parallel to the Northerly line of said Lot 1, a distance of 190 feet, more or less, to a point on the Easterly line of said Lot 1, 52 feet South of the point of beginning; thence Northerly along said Easterly line a distance of 52 feet to the point of beginning.

State of Oregon, County of Klamath

Recorded 6/8/99, at 3:34 pm.

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*Linda Smith,*

County Clerk

Fee \$ 35

*RL*