

1999 JUL -1 PM 3:45

AMT 48263KR  
WARRANTY DEED

Vol M99 Page 26436

KEITH HAMILTON and KATHY HAMILTON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
GARY M. HURST and DIANE M. HURST, 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:

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 \$ 97,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3531 Hilyard Avenue, Klamath Falls, OR 97603

Dated this 29th day of June, 1999.

Keith Hamilton  
KEITH HAMILTON

Kathy Hamilton  
KATHY HAMILTON

STATE OF OREGON  
COUNTY OF KLAMATH SS. June 29 19 99

Personally appeared the above named  
KEITH HAMILTON and KATHY HAMILTON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:  
Kristi L. Redd  
Notary Public for OREGON  
My commission expires 11/16/99

ESCROW NO. MT48263-KR

Return to:  
GARY D. HURST  
3531 Hilyard Avenue  
Klamath Falls, OR 97603

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

All that portion of Lots 11 and 12, Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the southerly line of Lot 11 aforesaid at a point thereon distant 76.9 feet Westerly from the Southeasterly corner of said Lot 11; thence West along the South line of said Lot 11, a distance of 80 feet; thence North and parallel with the East line of said Lots 217.6 feet to the North line of Lot 12; thence East along said North line of said Lot, 80 feet; thence South and parallel with East line of said Lots 11 and 12, a distance of 217.6 feet, more or less to the place of beginning.

EXCEPT the Southerly 5 feet of the Westerly 80 feet of the Easterly 156.9 feet of Lot 11, Block 3, ALTAMONT ACRES, conveyed to Klamath County by Deed recorded May 19, 1961 in Book 329 at Page 577, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 7/01/99, at 3:45 p. m.  
In Vol. M99 Page 26436  
Linda Smith,  
County Clerk      Fee \$ 35 HK