

WARRANTY DEED

Vol M99 Page 34029

GREGORY D. HAMILTON and VIRGINIA F. HAMILTON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: GEORGE W. BARNES, SR., 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
TAX ACCOUNT NO.: 3909-010BD-01300-000

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 CRS 30.930.

The true and actual consideration for this conveyance is 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3307 LAVERNE AVENUE, KLAMATH FALLS, OR 97603

Dated this 23rd day of August, 1999

[Signature of Gregory D. Hamilton]
GREGORY D. HAMILTON

[Signature of Virginia F. Hamilton]
VIRGINIA F. HAMILTON

State of Oregon
County of Klamath

This instrument was acknowledged before me on August 23, 1999 by GREGORY D. HAMILTON AND VIRGINIA F. HAMILTON.

[Signature of Notary Public]
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT48804-MS

Return to:
GEORGE W. BARNES, SR.
3307 LAVERNE AVENUE
KLAMATH FALLS, OR 97603

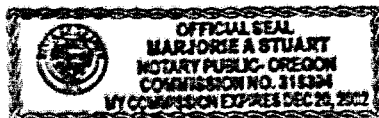


EXHIBIT "A"
LEGAL DESCRIPTION

34030

All that portion of Lot 10 in Block 2 of THIRD ADDITION TO 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 at an iron pin at the Southeast corner of said Lot; thence North along the East line of said Lot, a distance of 258.7 feet to the Northeast corner of said Lot; thence Westerly along the North line of said Lot a distance of 73.4 feet to an iron pin; thence South 260.9 feet to an iron pin on the South line of said Lot; thence Easterly along the said South line 78.4 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 8/23/99, at 3:31 p.m.
In Vol. M99 Page 34029
Linda Smith,
County Clerk Fees 35⁰⁰