

MTC 49216-LW
WARRANTY DEEDVol M99 Page 38378

JOE G. HAMILTON and DARLENE J. HAMILTON, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DONALD J. COWLEY, DONNA M. COWLEY, THOMAS J. COWLEY AND CHARLES U. COWLEY ALL
WITH 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
TAX ACCOUNT NO.: 3407-01600-00600 3407-01600-00600 M-087778

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:

TOGETHER WITH A 1973 GLENBROOK MOBILE HOME, PLATE #X87778, VIN #S139 AND
A 1975 BARRI MOBILE HOME, PLATE #X116089, VIN #031075S3784 WHICH ARE
SITUATED ON THE SUBJECT PROPERTY.

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 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 12115 Kern Dr. Redding, CA 96003

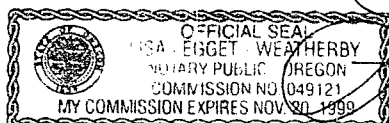
Dated this 24th day of September 1999.

Joe G. Hamilton
JOE G. HAMILTON

Darlene J. Hamilton
DARLENE J. HAMILTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 24, 1999 by JOE
G. HAMILTON AND DARLENE J. HAMILTON.



Lisa Egget Weatherby
(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT49216-LW

Return to:

DONALD J. COWLEY

12115 Kern Dr.

Redding, CA 96003

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EXHIBIT "A" **LEGAL DESCRIPTION**

A parcel of land situated in the SE1/4 of Section 16, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the West right of way line of Oregon State Highway No. 97, said iron rod being North 89 degrees 19' 39" West 467.89 feet and North 01 degrees 51' 20" East, 967.07 feet from the Southeast corner of said Section 16; thence North 89 degrees 19' 39" West, 630.00 feet to a 5/8" iron rod; thence South 13 degrees 31' 05" West, 642.96 feet to a 5/8" iron rod on the North line of that property conveyed to Charles A. Farley and wife by Deed recorded November 6, 1980 in Volume M80, page 21566, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 19' 39" West 430.08 feet to a 5/8" iron rod at the Northwest corner of said property conveyed to Charles A. Farley and wife; thence North 00 degrees 49' 04" West 2294.17 feet, along the West line of the E1/2 E1/2 W1/2 SE1/4 of said Section 16, to a 5/8" iron rod on the North line of the SE1/4 of said Section 16; thence South 89 degrees 35' 19" East 1210.26 feet, more or less along said North line to the West right of way line of Oregon State Highway No. 97; thence Southerly along said West right of way line of Highway No. 97 to the point of beginning. Said parcel also described as Parcel 1 of Major Partition No. 58-83 as filed in the office of the Klamath County Clerk, Klamath County, Oregon.

ALSO...

A parcel of land situated in the SE1/4 of Section 16, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the West right of way line of Oregon State Highway No. 97, said iron rod being North 89 degrees 19' 39" West 467.89 feet and North 01 degrees 51' 20" East, 967.07 feet from the Southeast corner of said Section 16; thence North 89 degrees 19' 39" West, 630.00 feet to a 5/8" iron rod; thence South 13 degrees 31' 05" West, 336.35 feet to a 5/8" iron rod; thence South 89 degrees 19' 39" East 698.00 feet to a 5/8" iron rod on the said West right of way line; thence North 01 degrees 51' 20" East 328.00 feet to the point of beginning. Said parcel also described as Parcel 2 of Major Partition No. 58-83 as filed in the office of the Klamath County Clerk, Klamath County, Oregon.

EXCEPTING that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by instrument recorded in Deed Volume M90, at page 5257, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 9/28/99, at 11:45 a. m.
In Vol. M99 Page 38378
Linda Smith,
County Clerk Fee \$ 35.00