

1999 DEC -8 AM 11:42

NTC 49846-MS
WARRANTY DEED

Vol. M99 Page 48308

KEVIN L. HAMILTON AND TANA M. HAMILTON, WHO ACQUIRED TITLE AS TANA M. NEALY, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARY L. BOND,
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:

LOT 8, BLOCK 42, BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

3809-0302B-04401-000

871903

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 98,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 649 FRONT STREET, KLAMATH FALLS, OR 97601

Dated this 7th day of December, 1999

Kevin L. Hamilton
KEVIN L. HAMILTON

Tana M. Hamilton / Tana Nealy
TANA M. HAMILTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 7, 1999 by KEVIN L. HAMILTON AND TANA M. HAMILTON.

B. Jean Phillips
(Notary Public for Oregon)

My commission expires 3-2-00

ESCROW NO. MT49846-MS

Return to:

MARY L. BOND
649 FRONT STREET
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 12/08/99, at 11:42a.m.
In Vol. M99 Page 48308
Linda Smith,
County Clerk Fee \$ 30.00