

1999 DEC 30 PM 3:38



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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050650

AFTER RECORDING RETURN TO:  
Mr. & Mrs. Hamilton

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

Rosemarie Guerra, who acquired title as Rosemarie Lang,  
hereinafter called GRANOR(S), convey(s) and warrants to Joe G.  
Hamilton and Darlene J. Hamilton, Husband and Wife, hereinafter  
called GRANTEE(S), all that real property situated in the  
County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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 30.390."

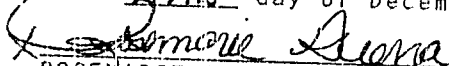
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$25,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 29th day of December 1999.

  
ROSEMARIE GUERRA

STATE OF OREGON, County of Klamath)ss.

On December \_\_\_\_\_, 1999, personally appeared Rosemarie Guerra  
who acknowledged the foregoing instrument to be her voluntary  
act and deed.

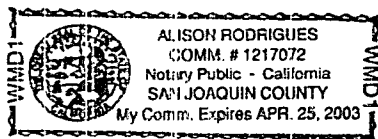
Notary Public for OREGON  
My Commission Expires: \_\_\_\_\_

*See attached CA. All purpose acknowledgement*

## ALL-PURPOSE ACKNOWLEDGMENT-CALIFORNIA ONLY

51412

State of California

County of San JoaquinOn 12/29/99 before me, Alison Rodriguez, Notary Public,personally appeared Roxanne Guerra  
NAMES(S) OF SIGNER(S)☐ personally known to me - OR -

(SEAL)

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Alison Rodriguez  
SIGNATURE OF NOTARY PUBLIC

## Description of Attached Document (OPTIONAL)

Title or Type of Document: Warranty DeedDocument Date: 12/29/99Number of Pages: 1Signer(s) Other Than Named Above: N/A

## Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner ☐ Limited ☐ General  
☐ Attorney-In-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner ☐ Limited ☐ General  
☐ Attorney-In-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

EXHIBIT "A"

51413

A portion of tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E 1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.

CODE 113 MAP 3507-3300 TL 1500

Together with a fifteen (15) foot non-exclusive easement for ingress and egress over, under and across a strip of land the North line of which is described as follows:

Beginning at the Southwest corner of said Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the township line between Section 33 and Section 4, to the southeast corner of Thomas H. Lang's property, as described in M77-11898, deed records of said Klamath County, thence continuing Easterly along said Township line 30 feet, and said Northerly easement line there terminating. The Southerly boundary of said right of way shall be parallel with said Northerly line and not more than 15 feet South thereof.

State of Oregon, County of Klamath  
Recorded 12/30/99, at 3:30 p.m.  
In Vol. M99 Page 51411  
Linda Smith,  
County Clerk Fee \$ 40 -