

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
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.

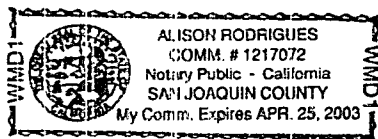
Notary Public for OREGON
My Commission Expires: _____

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 ~~(s)~~ 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: 12/29/99 Number of Pages: 1Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

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

Signer is Representing: _____

- ☐ 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 3:38 p m.
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Linda Smith,
County Clerk Fee \$ 40 -