

2000 MAR 31 AM 11:34

MT50280-KR
WARRANTY DEED

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JOE KELLER CONSTRUCTION, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KEVIN L. HAMILTON and TANA M. HAMILTON, husband and wife,
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 3 IN BLOCK 24 OF TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3909-12DC-7100

KEY# 873483

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 188,100.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 11630 HWY 39, KLAMATH FALLS, OR 97603

Dated this 30th day of March, 2000.

JOE KELLER CONSTRUCTION, INC., AN
OREGON CORPORATION
BY: Stephen J. Keller
STEPHEN J. KELLER, PRESIDENT



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 30, 2000 by
STEPHEN J. KELLER AS PRESIDENT.

Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT50280-KR

Return to:
Kevin and Tana Hamilton
4350 Calimesa Way
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 3/31/00, at 11:34 A m.
In Vol. M00 Page 10586
Linda Smith,
County Clerk Fee\$ 21.00

21.00