

'01 APR 20 AM 11:17

mtc 53662-TM  
WARRANTY DEED

Vol. M01 Page 17321

W.E. TURNER and DONNA TURNER, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RYAN MICHAEL HAMILTON and MOLLY ANN HAMILTON, as tenants by the entirety,  
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 44 of VILLA SAINT CLAIR, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3909-014BB-02400

KEY# 571982

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 15,000.00.

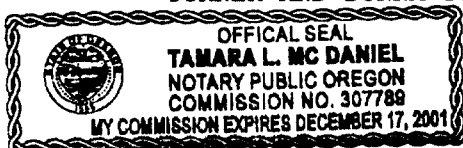
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3010 VALE ROAD, KLAMATH FALLS, OR 97603

Dated this 18<sup>th</sup> day of April, 2001.

W.E. Turner  
W.E. TURNER  
Donna Turner  
DONNA TURNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 18, 2001 by W.E.  
TURNER AND DONNA TURNER.



Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53662-TM

Return to:  
RYAN MICHAEL HAMILTON  
3010 VALE ROAD  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 04/20/01, at 11:17a.m.  
In Vol. M01 Page 17321  
Linda Smith,  
County Clerk Fee \$ 21<sup>00</sup>