

08 JUN 3 PM 10:50

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Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

KEVIN AND TANA HAMILTON

4350 Cali Mesa Way

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/03/2003 10:50 a. m.

Vol M03 Pg 37501

Linda Smith, County Clerk

Fee \$ 2.10 # of Pgs 1

Mtc 1396 - 5048

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **RONALD L. HAMILTON, TRUSTEE OF THE KATHERINE WEBER TRUST**

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **KEVIN L. HAMILTON and TANA M. HAMILTON, Husband and wife as tenants by the entirety**, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

Lot 5 OF LLOYDS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No 41-3909-011CB-00900-000

Key No. 553261

Address 4323 Laverne Avenue

Klamath Falls, Oregon 97603

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): **except those of record and apparent to the land as of this date**

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$a valuable consideration** the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on **June 2, 2003**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

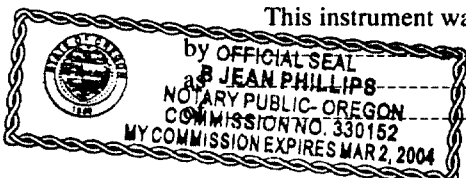
Ronald L. Hamilton Trustee of the Katherine Weber Trust

By- *Ronald L. Hamilton*

STATE OF OREGON, County of **Klamath**) ss.

This instrument was acknowledged before me on **June 2, 2003**, by **Ronald L. Hamilton Trustee of the Katherine Weber Trust**

This instrument was acknowledged before me on _____



Jean Phillips
Notary Public for Oregon
My commission expires _____

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