

04 OCT 20 AM 10:50

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After Recording Return to:

SCOTT D. HAMILTON

625 E Williams  
Santa Maria, Ca 93454

State of Oregon, County of Klamath

Recorded 10/20/04 10:50a m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements  
Shall be sent to the person and address shown above.

*Aspen: 59901MS*  
**WARRANTY DEED**  
(INDIVIDUAL)

JAMES R. POWELL, herein called Grantor, convey(s) to SCOTT D. HAMILTON, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The East 1/2 of Lot 36, Block 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 **\$8,000.00**.  
(here comply with the requirements of ORS 93.930)

**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.**

Dated **October 8, 2004**.

\_\_\_\_\_  
*James R. Powell*  
JAMES R. POWELL

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

On October 8, 2004, personally appeared the above named JAMES R. POWELL and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059901

Before me: Lina A. Tinnion  
Notary Public for Oregon  
My commission expires: 2-15-2008

Official Seal

