

mtc-65940 MS



Vol M05 Page 07779

State of Oregon, County of Klamath
Recorded 02/02/05 3:09 p m
Vol M05 Pg 07779-81
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

After recording return to:

Joseph G. Hamilton

P.O. Box 1258

Chiloquin, OR 97624

Until a change is requested all
tax statements shall be sent to
The following address:

Joseph G. Hamilton

P.O. box 1258

Chiloquin, OR 97624

Escrow No. MT65940-MS

STATUTORY WARRANTY DEED

Elizabeth Ann Case and Rosemarie Duran and Wilma Foosum, as tenants in common, Grantor(s) hereby convey and warrant to **Joseph G. Hamilton and Darlene J. Hamilton, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

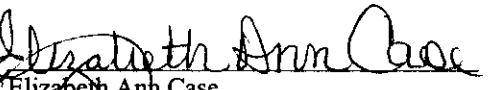
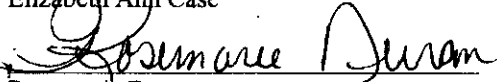
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$70,000.00**.

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.

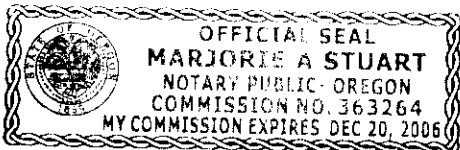
Dated this 31st day of Jan, 2005


SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE


Elizabeth Ann Case

Rosemarie Duran

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/31, 2005 by Elizabeth Ann Case, Rosemarie Duran




(Notary Public for Oregon)
My commission expires 12/20/06

3/10 AM

07780

SIGNATURE PAGE

Wilma C. Foosum
Wilma Foosum

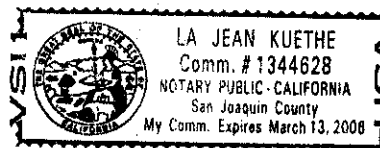
STATE OF CALIFORNIA

COUNTY OF San Joaquin ss.

On Jan 31, 2005 before me, La Jean Kuethe personally appeared Wilma Foosum personally known to me (or 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 they executed the same in their authorized capacity(ies), and that by 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.

Signature

La Jean Kuethe

07781

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 of the SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of LaLakes Avenue and the Southerly line of Palmer Street extended Northwesterly; thence North 49° 30' West 125 feet to the true point of beginning; thence continuing North 49° 30' West 97.56 feet to a point on the Easterly line of Charlie Avenue; thence South 47° 27' 05" West 209.08 feet; thence South 59° 30' East 158.52 feet; thence North 30° 30' East 200 feet to the true point of beginning. Also referred to as Lots 85, 86, 87 and 88 of Spinks Addition to Chiloquin, an unplatted subdivision.

Tax Account No: 3407-034CD-04000-000

Key No: 201034