

05 JUL 25 PM 3:44

Grantor's Name and Address:

Mary S. Nations, Trustee of the
Olen H. and Mary S. Nations Trust,
Olen H. and Mary S. Nations
4647 Averill Drive
Grants Pass, OR 97526

State of Oregon, County of Klamath

Recorded 07/25/05 3:44 Pm

Vol M05 Pg 57333

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Grantee's Name and Address:

Shannon Hamilton
P.O. Box 7362
Klamath Falls, OR 97602

After Recording Return to:

Shannon Hamilton
P.O. Box 7362
Klamath Falls, OR 97602

Until requested otherwise, send all tax statements to:

Shannon Hamilton
P.O. Box 7362
Klamath Falls, OR 97602

1st 598519

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS, that Mary S. Nations, Trustee of the Olen H. and Mary S. Nations Trust, Olen H. Nations and Mary S. Nations, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto Shannon Hamilton, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The East ½ of Lot 8 and all of Lot 9 in Block 30, MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1) City liens, if any, of the City of Klamath Falls;
- 2) Real Property Taxes for the year 2004-2005, 2002-2003, 2001-2002 and 2000-2001;
- 3) Mortgage recorded on 4/4/90 at volume M90-Page 6194, Klamath County Deed Records, Oregon;
- 4) Mortgage recorded on 1/13/98 at Volume M98-Page 1066, Klamath County Deed Records, Oregon and assigned under instrument recorded on 7/24/98 at Volume, M98-Page 27249, Klamath County Deed Records, Oregon; and assigned under instrument recorded on 2/24/05 at Volume M05-Page 12073.

TO HAVE AND TO HOLD the same unto the said grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$65,102.84.

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.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of JULY, 2005; 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..

Mary S. Nations Trustee
Mary S. Nations, Trustee of the Olen H. and Mary S. Nations Trust

Olen H. Nations
Olen H. Nations

Mary S. Nations
Mary S. Nations

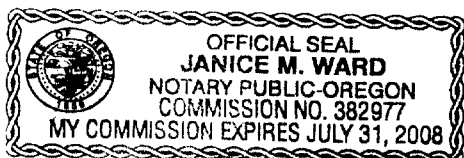
STATE OF OREGON, County of Josephine) ss.

THIS INSTRUMENT was acknowledged before me on July 21, 2005.

by Mary S. Nations, Trustee, and Olen H. Nations

Janice M. Ward
Notary Public for Oregon

My commission expires: 7-31-2008



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