

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



RONALD & LYNN FREEMAN

P.O. BOX 4342

WEST HILLS, CA 91308

Grantor's Name and Address

CHARLES & KATHY HAMILTON

P.O. BOX 166

SPRAGUE RIVER, OR 97639

Grantee's Name and Address

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

CHARLES & KATHY HAMILTON

P.O. BOX 166

SPRAGUE RIVER, OR 97639

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

CHARLES & KATHY HAMILTON

P.O. BOX 166

SPRAGUE RIVER, OR 97639

M05-64091

Klamath County, Oregon

09/13/2005 09:17:38 AM

Pages 1 Fee: \$21.00

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RONALD S. FREEMAN AND LYNN M. FREEMAN, AS
TENANTS BY THE ENTIRETYhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
CHARLES HAMILTON, JR. AND KATHY L. HAMILTONhereinafter 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 12, BLOCK 3, FIRST ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN# 3611-007B0-05900-000

(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 the real property is free
from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and
parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,250.00 ~~XXXXXX~~
~~which consideration is not to be paid in cash but is to be paid in kind by the grantor to the grantee in the form of a deed of trust~~
~~which consideration is not to be paid in cash but is to be paid in kind by the grantor to the grantee in the form of a deed of trust~~
(The sentence between the symbols ®, 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 SEPTEMBER 3, 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.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

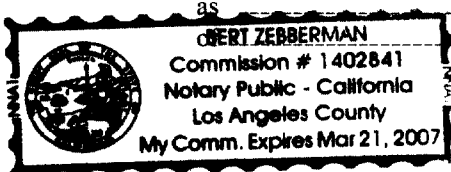
RONALD S. FREEMAN

LYNN M. FREEMAN

CALIFORNIA

STATE OF ~~OREGON~~ County of LOS ANGELES) ss.This instrument was acknowledged before me on SEPTEMBER 3, 2005
by RONALD S. FREEMAN AND LYNN M. FREEMAN--This instrument was acknowledged before me on _____
by _____

as

Notary Public for Oregon CALIFORNIAMy commission expires 3-21-2007