

**M06-05381**

Klamath County, Oregon

03/23/2006 03:50:10 PM

Pages 4 Fee: \$36.00

PACE

State of Oregon, County of Klamath

Recorded 05/10/2005 3:38 p.m.Vol M05 Pg 33453-55

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

After recording return to:  
 Ronald Hamilton and Susan Hamilton  
 8083 Kings Way  
 Klamath Falls, OR 97603

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Ronald Hamilton and Susan Hamilton  
 8083 Kings Way  
 Klamath Falls, OR 97603

File No.: <sup>774564</sup> 7021-561773 (SAC)  
 Date: May 04, 2005

State of Oregon, County of Klamath

Recorded 08/02/05 11:44 a.m.Vol M05 Pg 60382

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

Rerecorded to correct legal description previously recorded in Book M05 page 33953  
 and M05-60382

**STATUTORY WARRANTY DEED**

**Dan H. Kinsman and Cynthia L. Kinsman as tenants by the entirety**, Grantor, conveys and warrants to **Ronald Hamilton and Susan Hamilton as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$560,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 9 day of May, 2005

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33954

**APN: 598188**

Statutory Warranty Deed  
- continued

File No.: **7021-561773 (SAC)**  
Date: **05/04/2005**

  
Dan H. Kinsman

  
Cynthia L. Kinsman

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Dan H. Kinsman and Cynthia L. Kinsman.**

Day of May, 2012

Notary Public for Oregon  
My commission expires: 0

32.07



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33955

APN: 598188

Statutory Warranty Deed  
- continued

File No.: 7021-561773 (SAC)  
Date: 05/04/2005

**EXHIBIT A**

**LEGAL DESCRIPTION:**

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West along the West line of said Section 18, 2132.47 feet; thence South 89°51'42" East 2034.90 feet to the true point of beginning; thence North 00°00'23" East 404.05 feet; thence South 89°55'23" East 269.25 feet more or less; thence South 00°00'23" West 404.05 feet more or less; thence North 89°55'23" West 269.25 feet more or less to the true point of beginning. ALSO the Easterly 27.15 feet thereof.

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West along the West line of said Section 18, 2132.47 feet; thence South 89°51'42" East 2034.90 feet to the true point of beginning; thence North 00°00'23" East 404.05 feet; thence South 89°55'23" East 269.25 feet more or less; thence South 00°00'23" West 404.05 feet more or less; thence North 89°55'23" West 269.25 feet more or less to the true point of beginning.

Also the Easterly 27.15 feet of the tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Section 18, thence South 00°01'10" West, 2,132.47 feet; thence South 89°51'42" East, 1765.28 feet to the true point of beginning of this description; thence North 00°00'22" East 372.81 (372.55 by deed) feet; thence South 89°55'23" East 269.62 feet; thence South 00°00'23" West, 373.10 feet; thence North 89°51'42" West, 269.62 feet to the true point of beginning with bearings based on recorded survey no. 2026 as recorded in the Klamath County Surveyor's office.

Tax Parcel Number: R598188