

mtc-73860™

THIS SPACE RESERVED FOR RECORDER'S USE

CHARLES E. HAMILTON

1902 ESPLANADE AVENUE

KLAMATH FALLS, OR 97601

Grantor's Name and Address

CHARLES E. HAMILTON

1902 ESPLANADE AVENUE

KLAMATH FALLS, OR 97601

Grantee's Name and Address

M06-06623

Klamath County, Oregon

04/05/2006 02:36:28 PM

Pages 2 Fee: \$26.00

After recording return to:

CHARLES E. HAMILTON

1902 ESPLANADE AVENUE

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

CHARLES E. HAMILTON

1902 ESPLANADE AVENUE

KLAMATH FALLS, OR 97601

Escrow No. MT73860-TM

BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES E. HAMILTON and KATHLEEN HAMILTON, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHARLES E. HAMILTON and KATHLEEN J. HAMILTON, as tenants by the entirety, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

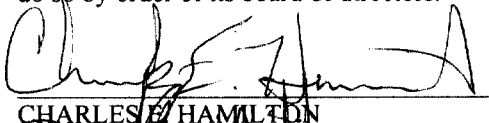
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **vesting correction**

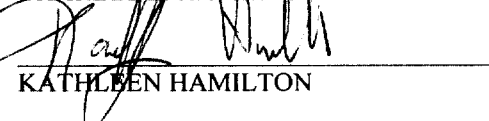
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 this 29 day of March, 2006; if a corporate grantor, 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.



CHARLES E. HAMILTON

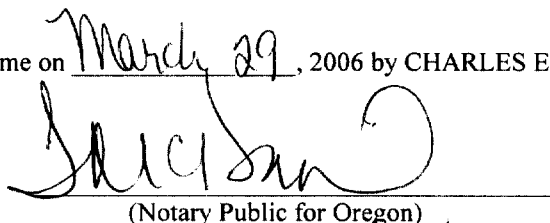


KATHLEEN HAMILTON

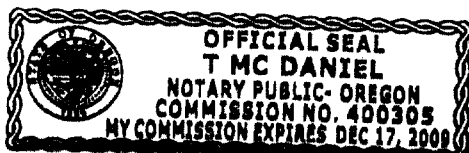
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 29, 2006 by CHARLES E. HAMILTON and KATHLEEN HAMILTON.


(Notary Public for Oregon)

My commission expires 12/17/09



200

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the Southerly line of Lot 13, Block 39, HOT SPRINGS ADDITION to the City of Klamath Falls, said point being 53 feet distant Northeasterly from the Southwest corner of Lot 13; thence Northwesterly parallel to Eldorado Avenue to the Southeast line of Esplanade Avenue; thence Northeasterly along the Southeast line of said Esplanade Avenue to a point 50 feet Southwesterly at right angles from the Southwesterly line of the alley dividing Lots 12, 13 and 14, from Lots 11 and 15 of said Block 39; thence Southeasterly parallel to Eldorado Avenue to the Southerly line of Lot 13; thence Southwesterly along said Southerly line 47 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Southwesterly 4 feet deeded to L. F. Kirkpatrick by Warranty Deed recorded in Deed Volume 241, at page 373, Deed Records of Klamath County, Oregon.

Tax Account No: 3809-028CB-03900-000

Key No: 305208