

**M06-12633**

Klamath County, Oregon

06/20/2006 02:59:17 PM

Pages 1 Fee: \$21.00

After Recording Return to:

**Sanford W. Leathers**

**2615 Wiard Street**

**Klamath Falls, OR 97603**

Until a change is requested all tax statements

Shall be sent to the following address:

**Sanford W. Leathers**

**2615 Wiard Street**

**Klamath Falls, OR 97603**

Aspen: 63458 SH

**WARRANTY DEED**  
(INDIVIDUAL)

**RICHARD LEE HAMILTON**, herein called grantor, convey(s) to **SANFORD W. LEATHERS and MICHELLE S. LEATHERS**, tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The N 1/2 of Tract No. 31, **KIELSMEIER ACRE TRACTS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 041 MAP 3909-002DB TL 05500 KEY #522278**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$179,000.00**.  
(here comply with the requirements of ORS 93.930)

**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)).**

Dated June 17, 2006.

  
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**RICHARD LEE HAMILTON**

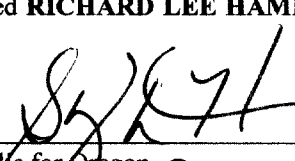
STATE OF OREGON, County of **Klamath**) ss.

On June 19, 2006 personally appeared the above named **RICHARD LEE HAMILTON** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: **00063458**

Before me:   
Notary Public for Oregon  
My commission expires: 2-19-2010

Official Seal

