

2007-004138

Klamath County, Oregon



00017051200700041380010019

03/13/2007 10:46:50 AM

Fee: \$21.00

After Recording Return to:

JOE KEITH HAMILTON and VERA K. HAMILTON

10231 Cinnamon Trail Dr.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JOE KEITH HAMILTON and VERA K. HAMILTON

Same as above

ATE: 64479ms

WARRANTY DEED

(INDIVIDUAL)

BEATRICE I. FRITTS, herein called grantor, convey(s) to JOE KEITH HAMILTON and VERA K. HAMILTON, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 48 and the W 1/2 of Lot 49, Tract No. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 100 MAP 3909-013AA TL 04800 KEY# 567666

CODE 100 MAP 3909-013AA TL 04700 KEY# 567675

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 \$130,000.00.
(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 :

Beatrice I. Fritts
BEATRICE I. FRITTS

STATE OF OREGON, County of Klamath) ss.

On March 12, 2007 personally appeared the above named BEATRICE I. FRITTS and acknowledged the foregoing instrument to be her voluntary act and deed.

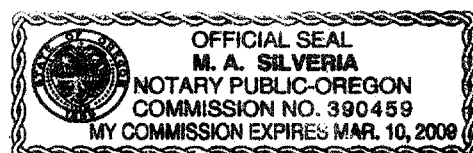
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064479

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



B21-A