

MTC 82160-DS

THIS SPACE

2008-006411

Klamath County, Oregon



05/02/2008 03:26:28 PM

Fee: \$21.00

After recording return to:
GERALD J. HAMILTON

1229 Hilton Dr.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

GERALD J. HAMILTON
1229 Hilton Dr.
Klamath Falls, OR 97603

Escrow No. MT82160-DS
Title No. 0082160
SWD

STATUTORY WARRANTY DEED

CLARA A. CASTEL, Grantor(s) hereby convey and warrant to GERALD HAMILTON and ELIZABETH HAMILTON, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 6, Block 13 of TRACT NO. 1003 known as THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$220,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 25th day of April, 2008.

Clara A. Castel
CLARA A. CASTEL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4-25, 2008 by CLARA A. CASTEL.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

