

28-7224 WARRANTY DEED

THIS INDENTURE WITNESSETH, That C. NEIL HAWKINS, as Trustee for Celia Ann Hawkins and Mary Francis Hawkins, also known as Mary Frances Hawkins, hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto DENNIS OLLOM, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 and the Northerly 5 feet of Lot 2 in Block 7 of RIVERSIDE ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon,

SUBJECT TO: Reservations, restrictions, easements, rights of way of record or apparent on the land, if any; Trust Deed, recorded September 17, 1968 in M-68 at page 8398, executed by C. Neil Hawkins, an unmarried man, as trustee for Celia Ann Hawkins and Mary Francis Hawkins to Transamerica Title Insurance Company, trustee for beneficiary, William Clifford Fitzpatrick and Wyonne Clayton Fitzpatrick, which said Trust Deed by instrument recorded May 16, 1974 in Book M-74 at page 6167 Mortgage Records, was assigned to Wyonne Clayton Fitzpatrick also known as Wyonne Zelda Fitzpatrick, which Grantee does not assume and agree to pay and Grantor will hold Grantee harmless therefrom.

The true and actual consideration for this transfer is \$34,000.00.

The foregoing recitation of consideration is true as I verily believe

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, his heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all encumbrances, except those above stated, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of June, 1974.

C. Neil Hawkins
C. Neil Hawkins, as trustee for
Celia Ann Hawkins and Mary
Francis Hawkins, also known as
Mary Frances Hawkins.

STATE OF OREGON)

County of Klamath) ss.

On this 14th day of June, 1974, before me, a notary public in and

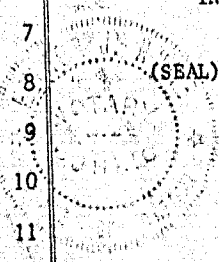
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DANNO, BISEMORE
ATTORNEYS AT LAW
535 MAIN STREET
KLAMATH FALLS, ORE.
97601

7855

1 for said County and State, personally appeared C. Neil Hawkins, as trustee for
2 Celia Ann Hawkins and Mary Francis Hawkins, also known as Mary Frances Hawkins,
3 of the State of Oregon, County of Klamath, known to me to be the person des-
4 cribed in the foregoing instrument, and acknowledged that he executed the same
5 in the capacity therein stated and for the purposes therein contained.

6 IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Elmer J. Hume
Notary Public for Oregon
My commission expires: 11-2-25

STATE OF OREGON,
County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INS. CO.
on this 26th day of June A.D. 1974
at 10:48 o'clock A.M. and duly
recorded in Vol. M 74 of DEEDS
Page 7854

Wm. D. MILNE, County Clerk

Wm. D. Milne
3 L CO

27 Until further change, all tax statements shall be sent to:

28 Dennis Ollom
29 710 Lippincott, apt. 8
30 Klamath Falls, Oregon
31
32

GANDON, BISEMORE
ATTORNEYS AT LAW
888 MAIN STREET
KLAMATH FALLS, ORE.
97531

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Ret to G+5
538 Main