

18182

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
HAWKINS, husband and wife,

JAMES LOYD HAWKINS and BARBARA A.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA JEAN KEZAR, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

that portion of W<sub>2</sub> NW<sub>4</sub> of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point on the Northwestern line of the Weed-Klamath Falls Highway, which lies Northeasterly thereon a distance of 460 feet from the intersection of the Northwestern line of said highway with the Northeasterly line of the County Road conveyed to Klamath County by deed recorded in Volume 132 at page 543, Deed Records of Klamath County, Oregon and thence run North 51° 19½' West and parallel with the Northeast line of the County Road a distance of 320 feet; thence North 38° 40½' East parallel with said highway line a distance of 100 feet; thence Southeasterly and parallel with the initial line of this description 320 feet to said highway line; thence run along said highway line Southwesterly a distance of 100 feet to the point of beginning.

SUBJECT TO: 1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.  
2. Right of Way as recorded July 7, 1925, in Volume 68, page 107.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of August, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

James Loyd Hawkins

Barbara Ann Hawkins

Barbara A. Hawkins

STATE OF OREGON,

County of Klamath

August 9th, 1976

STATE OF OREGON, County of

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Personally appeared

and

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of August, 1976 at 12:04 o'clock P.M., and recorded in book M76 on page 13339 or as file/reel number #18182.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk  
Recording Officer

Fee \$3.00

By Hazel Shag Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barbara Jean Kezar  
3678 Hope Street  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Equitable Savings  
1300 S. W. 6th Avenue  
Portland, Oregon 97201

NAME, ADDRESS, ZIP