

1967/50 38-12348

KNOW ALL MEN BY THESE PRESENTS, That Betty Jane Ahern

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Edward J. Hawkins, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot One (1) Block Twelve (12), Frist Addition to River Pine
Estates, according to the official plat thereof on file with
the County Clerk of Klamath County and Subject to the Building
and Use Restrictions appurtenant thereto and on file in Volume
M-67 at page 3386 Deed Records.

(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:

Covenants, Conditions, Restrictions, Reservations, Rights,
Rights of Way and Easements now of Record if any.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 1495.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 19th day of August, 1976

Betty Jane Ahern

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named Betty Jane Ahern

August 19, 1976

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Before me

Notary Public for Oregon

My commission expires

May 3, 1976

NOTE—The symbols between the symbols 0, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Betty Jane Ahern
Star Rt. 2, Box 42
La Pine, Oregon 97739
TO
Edward J. Hawkins
1675 Yew St. So.
Salem, Oregon 97302

AFTER RECORDING RETURN TO

Ahern Realty
Star Rt. 2, Box 42
La Pine, Ore. 97739
Send Tax Statements to:
Edward J. Hawkins
1675 Yew St. So.
Salem, Oregon 97302

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.00

STATE OF OREGON

County of KLAMATH } ss.

I certify that the within instru-
ment was received for record on the
4th day of APRIL, 1977,
at 11:32 o'clock A.M., and recorded
in book M 77 on page 5529 or as
filing fee number 27585, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Flagel* Deputy