

53846

T/A-#M-38-15943-0 Vol. 78 Page 18575
WARRANTY DEED (INDIVIDUAL)

WILLIAM R. LA VERNE, SR., and VILLA LA VERNE, husband and wife

RICHARD H. HAWKINS and NORA HAWKINS, husband and wife

of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Poe Valley Improvement Dist.
4. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Lost River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
5. Reservation of all gas, oil & minerals together with the right of entry for prospecting and removal thereof as well as an agreement to compensate owners for any reasonable damage incurred through prospecting & removal as more fully set forth in deed recorded February 23, 1965 in Book 359 at page 471, Deed Records

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 \$ 16,000.00

Dated this 17th day of August, 1978.

Wm R LaVerne
Villa M. LaVerne

STATE OF OREGON, County of Klamath) ss.

On this 17th day of August, 1978, personally appeared the above named William R. LaVerne, Sr., and Villa La Verne and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene D. Addington
 Notary Public for Oregon
 My commission expires: 3-22-81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,

County of

TO

I certify that the within instrument was received for record on the _____ day of _____, 19____ at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed

By _____ Deputy

After Recording Return to: Send
 Tax Statements To:
 Mr. & Mrs. Richard H. Hawkins
 Rt. 2, Box 796-D
 Klamath Falls, OR 97604

18576

Exhibit "A"

PARCEL 1

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1558.5 feet Northerly along the North-South centerline of said Section 30 from the County Brass Cap Monument on the South quarter corner of said Section 30; thence South 89° 54' West a distance of 326 feet to a point; thence North 0° 06' West 986 feet to the South high water line of Lost River; thence Southeasterly along the South high water line of Lost River to a point which is North 0° 05' 48" West 840 feet from the point of beginning; thence South 0° 05' 48" East 840 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1558.5 feet Northerly along the North-South centerline of said Section 30 from the County Brass Cap Monument on the South quarter corner of said Section 30; thence North 89° 54' East 363 feet to the Westerly right of way line of Harpold Road; thence North 0° 06' West 865 feet to the South high water line of Lost River; thence Westerly along the South high water line of Lost River to a point which is North 0° 05' 48" West 840 feet from the point of beginning; thence South 0° 05' 48" East 840 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

the 22nd day of August A. D. 1978 at 10:31 o'clock A.M. at

uly recorded in Vol. 1178, of Deeds on Page 18575

Wm D. MILNE, County Clerk

By James E. DeLoach

Fee \$6.00