

91340

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
Clara I. Robertson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
James M. Hawkins and Geneva Hawkins, Husband and Wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 62, BUENA VISTA ADDITION to the City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

SUBJECT TO: Taxes for the fiscal year 1980-81, a lien, not yet due and payable.
Sewer and water use charges, if any, due to the City of Klamath Falls.

(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
appears on the top of this deed, or those apparen upon the land, if any, as of the
date of this deed.

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 \$ 27,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 7th day of October, 1980;
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.

Clara I. Robertson
Clara I. Robertson

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
10-7-80, 19

Personally appeared the above named
Clara I. Robertson

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL) Kristi L. Garrison
Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, County of) ss.
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Personally appeared who, being duly sworn,
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 be-
half 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:

Clara I. Robertson

8550 Calais Circle
Sacramento, CA 95828

GRANTOR'S NAME AND ADDRESS

James M. Hawkins and Geneva Hawkins

1825 Siskiyou

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
15th day of October, 1980,
at 3:45 o'clock P.M., and recorded
in book M80 on page 20135 or as
file/reel number 91340
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By Bernetha J. DeLoach Recording Officer
Deputy
Fee \$3.50