

35337

WARRANTY DEED

Vol. M84 Page 5790

KNOW ALL MEN BY THESE PRESENTS, That RICHARD H. HAWKINS and NORA E. HAWKINS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL D. GIBSON and RHODADEEN GIBSON, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

In Township 40 South, Range 13 East of the Willamette Meridian:

Section 5: S 1/2 NE 1/4 and SE 1/4

Section 8: N 1/2 NE 1/4 and SE 1/4 NE 1/4

LESS portion thereof conveyed to United States of America by Imogene C. Hampton, a widow, by deed dated October 19, 1923, recorded March 12, 1924 in Book 63 at page 522, Deed Records of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches and canals, of Langell Valley Irrigation District; reservations, restrictions, easements & rights of way of record, and those apparent on the land; rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

(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 above set forth

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 \$ 200,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30 day of January, 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)

Richard H. Hawkins
Nora E. Hawkins

STATE OF OREGON, }
County of Klamath } ss.
January 30, 1976

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

_____, 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 _____

Personally appeared the above named RICHARD H. HAWKINS and NORA E. HAWKINS, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-24-77

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Richard H. & Nora E. Hawkins

GRANTOR'S NAME AND ADDRESS

Carl D. & Rhodadeen Gibson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. & Mrs. Carl D. Gibson
Box 140
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Mrs. & Mrs. Carl D. Gibson
Box 140
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of April, 1984, at 10:49 o'clock A.M., and recorded in book M84 on page 5790 or as file/reel number 35337.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee: \$4.00