

48322

DONALD L. HAWKINS

JOHN P. MAYNARD and CHERYL MAYNARD, husband and wife, hereinafter called grantor, convey(s) to  
of Klamath, State of Oregon, described as: \_\_\_\_\_ all that real property situated in the County

The North 15 feet of Lot 20 and the South 45 feet of Lot 21, TONATEE HOMES, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

See Attached Exhibit "A"

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 \$ 39,900.00.

Dated this 19th day of April, 1985.

Donald L. Hawkins  
Donald L. Hawkins

STATE OF OREGON, County of Deschutes ) ss.

Donald L. Hawkins

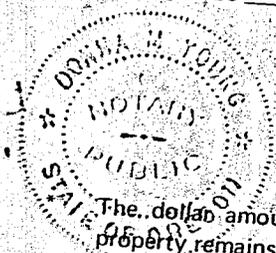
April 28, 1985

instrument to be his voluntary act and deed. \_\_\_\_\_ personally appeared the above named \_\_\_\_\_ and acknowledged the foregoing

Before me:

Donna M. Young  
Notary Public for Oregon

My commission expires: 6-28-85



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/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON, \_\_\_\_\_ )

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_ Title \_\_\_\_\_ Deputy \_\_\_\_\_

After Recording Return to:

Klamath First Federal  
540 Main  
Klamath Falls, OR  
97601

## EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Tonatee Homes.
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
 Recorded : June 11, 1959  
 Book : 313  
 Page : 290  
 Paragraphs 4 and 5 of said restrictions modified by instrument recorded June 17, 1959 in Deed Volume 313 at page 355.
6. Set back provisions as delineated on the recorded plat.
7. Utility easements as delineated on the recorded plat 10 feet along back lot lines.
8. Statutory Liens for labor or materials or any rights thereto, where no notice of such liens or rights appears of record.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 1st day of May A.D. 19 85  
 at 3:38 o'clock P M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 6454

**EVELYN BIEHN, County Clerk**

By Sam Smith Deputy

Fee \$9.00