

KNOW ALL MEN BY THESE PRESENTS, That  
Bruce W. Hawkins and Shawna L. Hawkins, Husband and Wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Richard H. Hawkins and Nora E. Hawkins, Husband and Wife  
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:

REFER TO LEGAL AS SET FORTH ON THE REVERSE OF THIS DOCUMENT

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations.  
Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county  
planning department to verify approved uses."

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  
set forth on the reverse of this document and those apparent the land if any, as of the  
date of this deed.

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 \$ 64,000.00  
~~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 21.030.)~~

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 20th day of June, 19 86;  
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)

Bruce W. Hawkins  
Bruce W. Hawkins

Shawna L. Hawkins  
Shawna L. Hawkins

STATE OF OREGON,

County of Klamath

June 20

19 86.

STATE OF OREGON, County of

) ss.

Personally appeared

and

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

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:

Personally appeared the above named  
Bruce W. Hawkins and  
Shawna L. Hawkins,  
and acknowledged the foregoing instru-  
ment to be their  
voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Bruce W. Hawkins and Shawna L. Hawkins

GRANTOR'S NAME AND ADDRESS

Richard H. Hawkins and Nora E. Hawkins  
Route 2 Box 790-A  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,

at o'clock M., and recorded  
in book on page or as

SPACE RESERVED  
FOR  
RECORDER'S USE

file/reel number  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Recording Officer

By

Deputy

## EXHIBIT "A" DESCRIPTION

A parcel of land situated in the SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Commencing at the SW corner of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7, thence N89°57'37"W along the South line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 7 a distance of 24.83 feet to the "TRUE POINT OF BEGINNING" for this description; thence from said "TRUE POINT OF BEGINNING" S89°57'37"E along the South lines of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  and NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section a distance of 356.19 feet to the SW corner of the E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section; thence N00°21'00"W along the west line of the said E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  a distance of 790.72 feet to a point on the on the Southeasterly right of way line of Highway No. 140; thence S45°05'38"W along the said Highway No. 140 a distance of 464.79 feet; thence S02°44'42"W a distance of 462.88 feet to the "TRUE POINT OF BEGINNING."

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Easement, including the terms and provisions thereof, recorded January 29, 1953 in Deed Volume 259, page 38, Deed Records of Klamath County, Oregon, for electric transmission lines in favor of the Pacific Telephone and Telegraph Company.
3. Subject to an easement for purposes of ingress and egress as set forth in Bargain and Sale Deed from Michael B. Jager, et ux to Bruce W. Hawkins, et ux, dated March 12, 1984 and recorded March 20, 1984 in Volume M84, page 14518, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 20th day of June A.D., 19 86  
at 3:58 o'clock P M. and duly recorded  
in Vol. M86 of Deeds Page 10841  
Evelyn Biehn, County Clerk  
By [Signature]  
Fee. \$14.00 Deputy.