

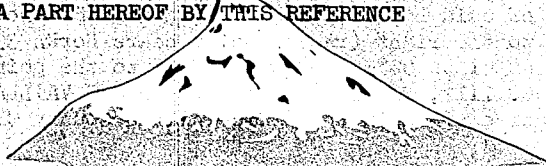
KNOW ALL MEN BY THESE PRESENTS, That DONNA LEE EHLERS, who took title as

DONNA LEE SHEPHERD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JAMES R. HAWLEY and PHYLLIS D. HAWLEY, 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:

SEE LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED WHICH IS MADE A PART HEREOF BY THIS REFERENCE



- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those apparent 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 \$55,417.25

~~However, the actual consideration consists of the proceeds of the sale of the property of the grantor, which is the consideration and is hereby acknowledged by the grantor and the grantee.~~

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 15th day of September, 1986; 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.

Donna Lee Ehlers
DONNA LEE EHLERS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
September 15, 1986

STATE OF OREGON, County of) ss.
September 15, 1986

Personally appeared the above named
DONNA LEE EHLERS

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 _____

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

_____, 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.

Notary Public for Oregon
My commission expires: 4/16/87

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Donna Lee Ehlers
2981 State St. #67
Medford, OR 97504
GRANTOR'S NAME AND ADDRESS

James R. Hawley & Phyllis D. Hawley
3950 LaMarada
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS 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
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

LEGAL DESCRIPTION

Lot 17 and a portion of Lot 16 described as beginning at the most Southerly corner of said Lot 16; thence along the Southwesterly line of said Lot 16, North 32° 53' 46" West, 110.38 feet to the most Westerly corner of said Lot 16; thence along the Northwesterly line of said Lot 16 North 55° 12' 50" East, 5.49 feet; thence leave last mentioned line South 33° 09' 42" East, 110.53 feet to a point on the Southeasterly line of said Lot 16; thence along said Southeasterly line along the arc of a curve to the right (radius point bears North 33° 09' 42" West, 1295.00 feet and a central angel of 00° 15' 56") 6.00 feet to the point of beginning, all in Block 12 of TRACT NO. 1112, EIGHTH ADDITION TO SUNSET VAILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southwesterly 10 feet of said Lot 17.

SUBJECT TO: All those covenants, conditions, and restrictions of record and all those apparent upon the land, if any, as of the date of this deed and the Trust Deed recorded October 11, 1976, in Volume M76, page 16029, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings & Loan Association of Klamath Falls, as Beneficiary, which the Grantees named on the reverse side of this deed hereby agree to assume and pay in full as of the date of this deed.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this	15th	day of	Sept.	A.D., 19	86
at	1:50	o'clock	P	M.	and duly recorded
in Vol.	M86	of	Deeds	Page	16607
	Evelyn Biehn, County Clerk				
By	<i>Ann Smith</i>				Deputy.
Fee,	\$14.00				