

78549

MTL-18454P

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEE W. HAWKINS & LOIS J. HAWKINS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. DeVOY & JOSEPHINE DeVOY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of Lot 4 and the South 1/2 of Lot 5, Block 1, RIVERVIEW SECOND 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, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded October 20, 1967 in Volume M67, page 8167, Microfilm Records of Klamath County, Oregon.

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 those of record and 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 \$ 22,000.00

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 25th day of August, 1987; 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)

Lee W. Hawkins
Lee W. Hawkins

Lois J. Hawkins
Lois J. Hawkins

STATE OF OREGON,
County of Klamath
8/25, 1987

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

each for himself and not one for the other, did say that the former is the _____ and _____, who, being duly sworn, 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 behalf 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:

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Personally appeared the above named _____ and _____, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me: _____ Notary Public for Oregon My commission expires: 8/16/88



LEE W. & LOIS J. HAWKINS

GRANTOR'S NAME AND ADDRESS
JAMES A. & JOSEPHINE DeVOY
1332 Riverside Dr
Klamath Falls, OR 97601

GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.

GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of August, 1987, at 12:14 o'clock P.M., and recorded in book M87 on page 15421 or as file/reel number 78549. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By _____ Recording Officer
Deputy

Fee \$10.00