

96216

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

VERA N. OGBURN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUANE D. HAWKER & JUNE M. HAWKER, 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:

Lot 3 in Block 47 of Tract 1184 OREGON SHORES FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3507 018AB 01400



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 covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$19,000.00. 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 10 day of January, 1989; 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)

Vera N. Ogburn

STATE OF OREGON, County of Hawaii, ss.
January 10, 1989

Personally appeared the above named

Vera N. Ogburn

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

Before me, Jean A. Miyata
(OFFICIAL SEAL) Notary Public for Oregon Hawaii
My commission expires: 11/8/91

STATE OF OREGON, County of ss.
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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

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 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)

GRANTOR'S NAME AND ADDRESS

Ogburn
138 Robin St
Napa, CA 94558

GRANTEE'S NAME AND ADDRESS

Hawker
44670 Benald St
Lancaster, CA 93535

After recording return to:

Hawker
above address

NAME, ADDRESS, ZIP

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

Hawker
above address

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of Jan., 1989, at 3:52 o'clock P.M., and recorded in book M89 on page 1069 or as file/reel number 96216, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mullendore Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY