

19369

Volm 90 Page 17118

Aspen Title #01035587
WARRANTY DEED

The STATE OF OREGON, by and through the Director of Veterans' Affairs, conveys and warrants unto PERRY M. HAWKINS, grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

EXHIBIT B

A parcel of land situate in the NW 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being a portion of Lot 8, Block 1, ALTAMONT ACRES, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at the intersection of the North line of Lot 8, Block 1, ALTAMONT ACRES, and the Westerly right of way line of Bisbee Street; thence North 89 degrees 40' West 97.10 feet along the North line of said Lot 8 to a point in an existing fence line; thence South 0 degrees 58' 55" West 80.00 feet along said fence line to a point; thence South 89 degrees 40' East 98.43 feet to a point on the Westerly right of way line of Bisbee Street, said point being 25.00 feet distance from the centerline of Bisbee Street; thence North 0 degrees 01' 50" East 80.00 feet along said Westerly right of way line to the point of beginning.

TOGETHER WITH the following described mobile home, which is firmly affixed to the property: 1981 Walden 24 x 60 Mobile Home - Serial Number 11810600.

SUBJECT TO:

1. Any taxes for 1990-91 when due or payable. Tax account No. Code 41 Map 3909-3DB-TL1600 Key #697099, Code 41 Account #174617 Key #706221 Mobile Home.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

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Warranty Deed
F04504J
Page 2

4. 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 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at Page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book-M-88 at page 207.
5. Reservations and restrictions as set forth in deed from Al L. Wishard, et ux., to Jacob P. Cleek, et ux., dated November 7, 1925, recorded November 7, 1925 in Book 67 at Page 567, Deed Records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof: For Constructing and maintaining an irrigation ditch along the boundary line or lines of said property; Granted to Anton Meyer, et ux.; Recorded November 18, 1942; Book 151; Page 197.
7. Agreement, including the terms and provisions thereof: Regarding Well Agreement and easement; In favor of George T. Epperson; Recorded July 1, 1969; Book M-69; Page 5703.
8. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

TO HAVE AND TO HOLD said real property unto said grantees, their heirs and assigns forever.

"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 USES."

IN WITNESS WHEREOF, the Director of Veterans' Affairs has caused these presents to be executed this 16th day of August, 1990.

Warranty Deed
F04504J
Page 3

The true and actual consideration for this conveyance
is \$28,060. The foregoing recital of consideration is
true as I verily believe.

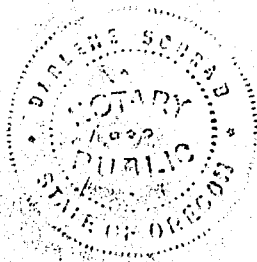
STATE OF OREGON
Jon A. Mangis
Director of Veterans' Affairs

By: Cliff Jones
Cliff Jones
Loan Processing Manager

STATE OF OREGON)
)ss
County of Marion)

Before me, a Notary Public, personally appeared the
above-named Cliff Jones, authorized to act on behalf of
the duly appointed and acting Director of Veterans'
Affairs for the STATE OF OREGON, and acknowledged the
foregoing instrument to be his voluntary act and deed.

WITNESS my hand and official seal the day and year last
above written.



Darlene Schab
Notary Public for Oregon
My Commission expires: 11-22-92

ds/eab/PP

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day
of Aug. A.D., 19 90 at 10:57 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 17118

FEE \$38.00

Evelyn Biehn - County Clerk

By Darlene Schab

Return: ATC