

92 JUL 10 PM 2 18

NL 47333

WARRANTY DEED MTC # 27950-KR

Vol. m92 Page 15097

KNOW ALL MEN BY THESE PRESENTS, That

August H. Zimmermann & Anita D. Zimmermann, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Winifred Helen Hawkins

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Trust Deed, recorded December 20, 1990 in Volume M90, page 25281, Microfilm Records of Klamath County, Oregon, in favor of John E. Mazingo and Lucia A. Mazingo, as tenants by the entirety, as Beneficiary which the above named Grantee hereby agrees to assume and pay in full said Trust Deed.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those set forth above and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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 \$ 85,000.00

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of July, 1992, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

August H. Zimmermann
AUGUST H. ZIMMERMAN
Anita D. Zimmermann
ANITA D. ZIMMERMAN

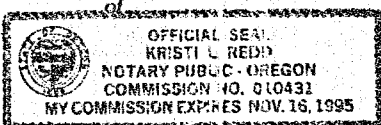
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 10, 1992, by AUGUST H. ZIMMERMAN & ANITA D. ZIMMERMAN

This instrument was acknowledged before me on July 10, 1992, by

as

of



Kristi L. Reed
Notary Public for Oregon
My commission expires 11/16/95

AUGUST H. ZIMMERMAN & ANITA D. ZIMMERMAN

P.O. Box 5207
Klamath Falls, OR 97601

Grantor's Name and Address

WINIFRED HELEN HAWKINS
8989 Shady Pine Road
Klamath Falls, OR

Grantee's Name and Address

After recording return to (Name, Address, Zip):

WINIFRED HELEN HAWKINS
8989 Shady Pine Road
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

WINIFRED HELEN HAWKINS
8989 Shady Pine Road
Klamath Falls, OR

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SW1/4 NE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 49' West for a distance of 1444.55 feet; thence North 1 degree 10' East 120 feet to the Southeast corner of the tract herein described; thence North 1 degree 10' East 200 feet; thence North 89 degrees 49' West 665 feet, more or less, to a point on the Easterly right of way line of the Dalles-California Highway; thence South 19 degrees 35' West along said right of way line 212 feet, more or less, to a point which is North 89 degrees 49' West of the point of beginning; thence South 89 degrees 49' East 735 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of July A.D., 19 92 at 2:18 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 15097.

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline J. Haddock