

NL

58023

WARRANTY DEED

Vol 93 Page 4227

KNOW ALL MEN BY THESE PRESENTS, That
TRUSTEE OF THE HAWTREY FAMILY TRUST U.A.D. JUNE 13, 1991

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BRAD TRUDEAU and CARY TRUDEAU, Husband and Wife
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:

Lot 51, Block 3, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 apparent upon the land, if any, as 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 \$to clear title.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 25th day of February, 19 93;
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 DE-
SCRIBED 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.

CALIFORNIA

STATE OF OREGON, County of Los Angeles) ss.

This instrument was acknowledged before me on , 19 ,

by This instrument was acknowledged before me on February 25, 19 93,

by Fred W. Hawtreay, Trustee and Marcella J. Hawtreay, Trustee

as Trustees

of The Hawtreay Family Trust



OFFICIAL SEAL
DANA L. STEVENS
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMMISSION EXPIRES
JUNE 30, 1995

Notary Public for California
My commission expires June 30, 1995

The Hawtreay Family Trust

37252 36th Street E.

Palmdale, CA 93550

Grantor's Name and Address

Brad Trudeau and Cary Trudeau

3643 Hope Street

Klamath Falls, OR

Grantee's Name and Address

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

Brad Trudeau and Cary Trudeau

3643 Hope Street

Klamath Falls, OR

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

Brad Trudeau and Cary Trudeau

3643 Hope Street

Klamath Falls, OR

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument
was received for record on the 1st day
of March, 19 93, at
3:25 o'clock P.M., and recorded in
book/reel/volume No. M93 on page
4227 and/or as fee/file/instru-
ment/microfilm/reception No. 58023,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Laurene M. Muckelbauer Deputy.

Fee \$30.00