

58873

WARRANTY DEED
MTC 29475-KR

Vol. 93 Page 5743

KNOW ALL MEN BY THESE PRESENTS, That

DAVID CASEY SUTPHIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RUSSELL HAWKINS

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 and 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 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 \$ 32,500.00

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 18th day of March, 19 93; 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.

STATE OF OREGON,

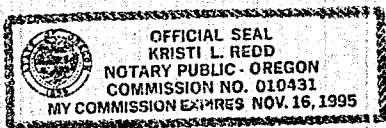
County of Klamath ss.March 18, 19 93

Personally appeared the above named _____
DAVID CASEY SUTPHIN

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

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 _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Recording Officer

By _____

Deputy

DAVID CASEY SUTPHIN
3605 HOMEDALE ROAD
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

RUSSELL HAWKINS
PO BOX 1805
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

RUSSELL HAWKINS
PO BOX 1805
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

RUSSELL HAWKINS
PO BOX 1805
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

MOUNTAIN-TITLE-COMPANY

MOUNTAIN-TITLE-COMPANY

MTC Number: 29475

LEGAL DESCRIPTION

A portion of Lot 13 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southwest corner of said Lot 13; thence North 0 degrees 20' East along the Easterly edge of Homedale Road a distance of 45.01 feet to an iron pin; thence South 88 degrees 19' East a distance of 99.16 feet to an iron pin; thence South 8 degrees 14' West a distance of 130.20 feet to an iron pin on the Southerly line of said Lot 13; thence North 43 degrees 30' West a distance of 118.50 feet more or less to the point of beginning.

TOGETHER WITH the following described property:

Beginning at the Southwest corner of Lot 13, HOMEDALE, Klamath County, Oregon; thence South 0 degrees 20' West along the East boundary of Homedale Road, 19.22 feet to a one-half inch iron pin; thence South 67 degrees 32' East, 32.26 feet to the Southerly boundary of Lot 13; thence North 43 degrees 16' 30" West, along the Southerly boundary of Lot 13, 43.33 feet, to the point of beginning.

EXCEPTING THEREFROM the following:-

Commencing at the Southwest corner of Lot 13, HOMEDALE, Klamath County, Oregon; thence South 43 degrees 16' 30" East along the Southerly boundary of Lot 13, 43.33 feet to the true point of beginning; thence South 43 degrees 16' 30" East 75.17 feet to an iron pin; thence North 8 degrees 06' 40" East, 31.88 feet to a one-half inch iron pin; thence North 67 degrees 32' West, 60.63 feet to the true point of beginning.

SUBJECT TO: Trust Deed, dated June 12, 1984, recorded June 13, 1984, in Volume M84, page 9858, Microfilm Records of Klamath County, Oregon, in favor of Emma Margaret Cox and Geraldine Toohey, not as tenants in common, but with the right of survivorship who subsequently assigned to John Frederick Toohey, Jr. and Beverly Sue Toohey, as Beneficiary, which the Grantee named herein hereby agrees to assume and pay in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 19th day
of March A.D., 19 93 at 3:33 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 5743

Evelyn Biehn County Clerk
By Geraldine Mueller

FEE \$35.00