

RETURN TO: WILLIAM P. BRANDSNESS 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Kenneth D. Hawkins 6208 Hilyard Klamath Falls, OR 97603	CLERK'S STAMP:
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-WARRANTY DEED-

CHERYL WHITLATCH, Grantor, conveys and warrants to KENNETH D. HAWKINS, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lots 1, 2, and 3, Block 66, Buena Vista Addition to the City of Klamath Falls in the County of Klamath, and State of Oregon, EXCEPTING THEREFROM a strip of land one foot in width along the Westerly side of Lot 3, Block 66, Buena Vista Addition to the City of Klamath Falls, Oregon and also lying entirely Westerly of a concrete retaining wall marking the line of possession of said Lot 3 and being more particularly described as follows:
 Beginning at a 3/4 inch iron pipe marking the Northwest corner of Lot 3; thence Southerly along the Westerly line of said Lot 3, 95.00 feet; thence Easterly at right angles to said Lot line, 1.00 foot; thence Northerly parallel to said Lot line, 95.00 feet; thence Westerly, 1.00 foot to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Reservations and restrictions as contained in Deed recorded November 21, 1927, in Volume 70, pages 490 and 494, Deed Records of Klamath County Oregon; (2) Grant of Right of Way to California Oregon Power Company dated October 30, 1959, recorded January 8, 1960 in Volume 318, page 215, Deed Records of Klamath County, Oregon; (3) Taxes for the 1993-94 tax year which are due but not yet payable; (4) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Forty Three Thousand Two Hundred Seventy Seven and 57/100ths (\$43,277.57) DOLLARS.

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 use.

Dated this 2 day of August, 1993.

Cheryl Whitlatch
 Cheryl Whitlatch

STATE OF OREGON)
) ss. August 2, 1993.
 County of Klamath)

Personally appeared the above-named CHERYL WHITLATCH and acknowledged the foregoing instrument to be her voluntary act.
 Before me:

Kenneth D. Hawkins
 Notary Public for Oregon
 My Commission expires: 8-16-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Brandsness the 3rd day
of Aug. A.D., 19 93 at 3:48 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 19138.

FEE \$35.00

Evelyn Biehn County Clerk

By Daniel J. Henderson