

MTC #30657

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, That** Russell Hawkins

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wendy E. Hoskins, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

# MOUNTAIN TITLE COMPANY

*"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 of the date of this deed*

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 \$ \*\*52,000.00\*\*

*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 17th day of August, 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  
August 17 19 93 ss.

Russell Hawkins  
RUSSELL HAWKINS

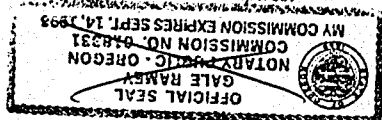
Personally appeared the above named \_\_\_\_\_  
Russell Hawkins

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

**Before me:**

Notary Public for Oregon

**My commission expires:**



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,

OFFICIAL SEAL  
GALE RAMEY  
NOTARY PUBLIC - OREGON *corporate*  
COMMISSION NO. 018331  
MY COMMISSION EXPIRES SEPT 14, 1996

(SEAL)

Russell Hawkins  
P.O. Box 1805  
Klamath Falls, OR 97601

Wendy E. Hoskins  
3605 Homedale Rd.  
Klamath Falls, OR 97603

After recording return to

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

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

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

**Klamath First Federal**  
**P. O. Box 5270**  
**Klamath Falls, OR 97601**

STATE OF OREGON.

County of \_\_\_\_\_ ss.

~~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.

By \_\_\_\_\_ Recording Officer  
Deputy

# EXHIBIT "A" 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 23rd day of Aug. A.D., 19 93 at 1:26 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 21107.

FEE \$35.00

Eveluyn Biehn County Clerk

By *Pauline Muelendor*