

87317

09-02-94 ATO 50 RCVD

K-40923
BARGAIN AND SALE DEED

Vol. m94 Page 27560

KNOW ALL MEN BY THESE PRESENTS, That Michael L. Hawkins

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael L. Hawkins and Iva P. Hawkins, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point where the South boundary of Lot 15, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, intersects the East shore of Agency Lake and running thence 358 feet East to the center of the Dalles-California Highway; thence North 14' East 244 feet along the center of said Dalles-California Highway; thence West 335 feet to the East shore of Agency Lake; thence South and West along the East shore of said Agency Lake to the place of beginning, being in Section 6, Township 35 South, Range 7 E.W.M., more or less, excepting portion thereof included in the Dalles-California Highway.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to change vesting the whole part of the consideration (indicate which) (The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context 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 18 day of August, 1994; if a corporate grantor, it has caused its name to be signed and its seal 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR BEST PRACTICES AS DEFINED IN ORS 30.930.

Michael L. Hawkins

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on August 18, 1994, by Michael L. Hawkins.

This instrument was acknowledged before me on _____, 19____, by _____,

as _____ of _____

Notary Public for Oregon

My commission expires _____

Michael L. Hawkins

Grantor's Name and Address

Michael L. and Iva P. Hawkins
5307 Fruitvale Ave.
Bakersfield CA 93308

Grantee's Name and Address

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

Grater Title Ins. Co.
200 W. Main Street
Medford OR 97501 Escrow #775/TB

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

Grantee as set forth above.

SPACE RESERVED
FOR
RECORDERS USE

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy



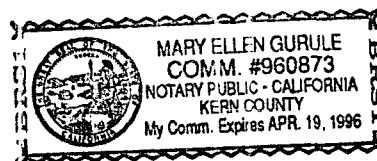
STATE OF CALIFORNIA
COUNTY OF Kern } ss.

On August 18, 1994, before me, Mary Ellen Gurule,
personally appeared Michael L. Hawkins

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mary Ellen Gurule



This area for official notarial seal.

Title of Document Bargain and Sale Deed
Date of Document August 18, 1994 No. of Pages 1
Other signatures not acknowledged _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 2nd day
of Sept. A.D., 19 94 at 10:50 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 27560
Evelyn Biehn
By Deanne M. Mendenhall County Clerk

FEF \$35.00