

94648 02-09-95P03:22 RCVD MTC 34649-MJ Vol 195 Page 2902

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RONALD ALBERT CROXFORD and ALICE FAY CROXFORD, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA ANN HAWKINS

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 2, Block 1, BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the ground; contracts, obligations and/or liens for irrigation and/or drainage and/or sanitary and/or lighting districts.

TOGETHER WITH: A 1967 LEISURE MANOR 24X60 Mobile Home, Oregon License X118985, which is situated on the above-described real property.

(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 none

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 \$ 52,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the above described premises and the value of the same is \$52,000.00

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 8 day of February, 1995; 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 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.

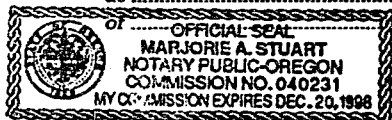
Ronald Albert Croxford
Ronald Albert Croxford

Alice Fay Croxford
Alice Fay Croxford

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 8, 1995, by Ronald Albert Croxford and Alice Fay Croxford

This instrument was acknowledged before me on 19, 1995, by as



Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

Ronald Albert Croxford and Alice Fay Croxford
4817 Altamont Drive
Klamath Falls OR 97603

Grantor's Name and Address

Barbara Ann Hawkins
4022 Shasta Way
Klamath Falls OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Parks & Ratliff
228 N. 7th Street
Klamath Falls OR 97601

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

Barbara Ann Hawkins
4022 Shasta Way
Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

FEE: \$30.00

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of Feb, 1995 at 3:22 o'clock P. M., and recorded in book/reel/volume No. 195 on page 2902 and/or as fee/life/instrument/microfilm/reception No. 94648. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE
By Bernetha G. Letsch Deputy.