

K-47883

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

 MICHAEL B. JAGER AND MARGARET H. JAGER, AS TRUSTEES OF THE JAGER  
 FAMILY TRUST AGREEMENT DATED OCTOBER 15, 1991

 conveys and warrants to BRUCE W. HAWKINS AND SHAWNA L. HAWKINS, HUSBAND AND WIFE, Grantor.

 the following described real property in the County of KLAMATH and State of Oregon.

 SEE LEGAL DESCRIPTION MARKED EXHBIIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
 AS THOUGH FULLY SET FORTH HEREIN.

## SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS, AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
2. MORTGAGE, INCLUDING THE TERMS AND PROVISIONS THEREOF, EXECUTED BY MICHAEL B. JAGER AND MARGARET H. JAGER, HUSBAND AND WIFE, TO THE FEDERAL LAND BANK OF SPOKANE, DATED JULY 25, 1983, RECORDED AUGUST 8, 1983, INVOLUME M83, PAGE 13038, MORTGAGE RECORDS OF KLAMATH COUNTY, WHICH MORTGAGE GRANTEE HEREIN DOES AGREE TO PAY SAID MORTGAGE PER THE TERMS AND PROVISIONS CONTAINED THEREIN.
3. FINANCING STATEMENT, INDICATING A SECURITY AGREEMENT, GIVEN BY MICHAEL B. JAGER AND MARGARET H. JAGER, AS DEBTOR, TO FARM CREDIT BANK OF SPOKANE, AS SECURED PARTY, RECORDED NOVEMBER 2, 1989, IN VOLUME M89 PAGE 21206, MORTGAGE RECORDS OF KLAMATH COUNTY OREGON.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE.

 The true consideration for this conveyance is \$ 404,326.00 (Here comply with the requirements of ORS 93.030\*).

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 FOREST PRACTICES AS DEFINED IN ORS 30.930.

 DATED this 12th day of MAY 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Michael B. Jager  
 MICHAEL B. JAGER, TRUSTEE

Michael B. Jager  
 MICHAEL B. JAGER, INDIVIDUALLY

Margaret H. Jager  
 MARGARET H. JAGER, TRUSTEE  
Margaret H. Jager  
 MARGARET H. JAGER, INDIVIDUALLY

## CORPORATE ACKNOWLEDGEMENT

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

SEE ATTACHMENT

 STATE OF OREGON, County of \_\_\_\_\_ ss.  
 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

 Notary Public for Oregon  
 My commission expires:

 Notary Public for Oregon  
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

 After recording return to:  
 BRUCE W. & SHAWNA L. HAWKINS  
 9707 YONNA DRIVE  
 KLAMATH FALLS, OR 97623

NAME, ADDRESS, ZIP

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

 BRUCE W. & SHAWNA L. HAWKINS  
 9707 YONNA DRIVE  
 KLAMATH FALLS, OR 97623

# ALL-PURPOSE ACKNOWLEDGMENT

13988

STATE OF CALIFORNIA

COUNTY OF ORANGE

On 05/16/95 before me, \*STEPHEN M. PERKINS\*

notary public.

personally appeared \*MARGARET H. JAGER AND MICHAEL B. JAGER\*

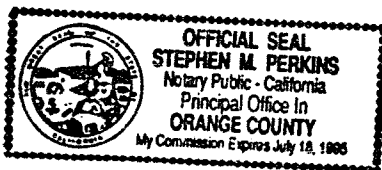
~~personally known to me~~

-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.



Official Notary Seal

Signature of  
Notary:

*Stephen M. Perkins*

## OPTIONAL

### CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL

☐ CORPORATE OFFICERS  
Title(s):

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☒ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

Title Or Type Of Document:  
STATUTORY WARRANTY DEED

Number Of Pages:

1

Date Of Document:

05/12/95

Signer(s) Other Than Named Above:

NONE

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED

## EXHIBIT "A"

The following described real property situate in Klamath County, Oregon.

PARCEL 1: The E $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{4}$ SE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 31 and the SW $\frac{1}{4}$ SW $\frac{1}{4}$  and S $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  and S $\frac{1}{4}$ N $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32 all in Township 37 South, Range 11 East of the Willamette Meridian.

That portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  lying northerly of the center thread of Wildhorse Creek and Government Lot 3 (NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ), in Section 6, Township 38, South Range 11 East of the Willamette Meridian.

PARCEL 2: A parcel of land situated in the SW $\frac{1}{4}$  of Section 7, T38S, R11E, WM more particularly described as follows:

Commencing at the SW corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 7 thence N89° 57'37"W along the south line of the said NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  24.83 feet to the "True point of Beginning" for this description thence from said "True Point of Beginning" N89° 57'37"W along the south line of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 7 441.38 feet to a point on the southeasterly right of way of Highway #140; thence N45° 05'38"E along the southeasterly right of way of Highway #140 654.49 feet; thence S02° 44'42"W 462.88 feet to the "True Point of Beginning."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 26th day  
of May A.D., 19 95 at 10:43 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 13987.

FEE \$40.00

Bernetha G. Letsch, County Clerk  
By Synette M. Day