

WARRANTY DEED

MTC 37031 DS

WESTERN HOMES, INC., AN OREGON CORP.,

Grantor(s) hereby grant, bargain, sell and convey to

RUSSELL HAWKINS and SONYA HAWKINS, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 6, Block 4, TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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.

The true and actual consideration for this conveyance is \$ 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , ~~KLAMATH FALLS, OR~~ PO BOX 1805 Klamath Falls, OR 97601

Dated this 2nd day of Feb, 1996

WESTERN HOMES, INC., AN OREGON CORP.

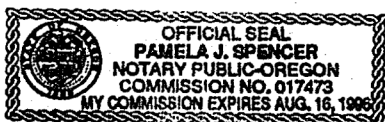
BY: Cathy King PRESIDENT
CATHY KING

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 2/2 1996
COUNTY OF Klamath

Personally appeared the above named Cathy King as President of Western Homes, Inc. an Oregon Corporation and acknowledged the foregoing instrument to be her voluntary act. on behalf of the corporation.

Before me:



(seal)

Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/96

Return to:

RUSSELL HAWKINS
PO BOX 1805
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 8th day of Feb A.D., 19 96
at 11:39 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 3707
Bernetha G. Letcher County Clerk
By Spittle Deputy.
Fee. \$30.00