

19023

WARRANTY DEED

Vol. M96 Page 15952

MTC 38311 KR

EVELYN M. DAVID,

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

RUSSELL L. HAWKINS and SONIA F. 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:

The Southerly 126 feet of Lot 17 in Block 311 of DARROW ADDITION to the City of Klamath Falls, Oregon, 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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , P.O. Box 1805, Klamath Falls, OR 97601

Dated this 31st day of May, 1996.

Evelyn M. David
EVELYN M. DAVID

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. May 31 19 96

COUNTY OF KLAMATH

Personally appeared the above named _____

EVELYN M. DAVID

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Kristi L. Redd

Notary Public for Oregon

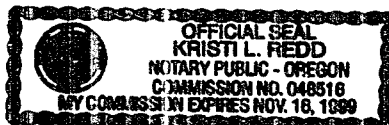
My commission expires 11/16/99

(seal)

ESCROW NO. MT38311-KR

Return to:

RUSSELL L. HAWKINS
P.O. Box 1805
Klamath Falls, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 31st day
of May A.D., 19 96 at 3:52 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 15952

FEE \$30.00

By Bernetha G. Letsch, County Clerk