



K-49595-D

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

 HELEN J. CHEYNE, INITIAL TRUSTEE OF THE ROBERT E. CHEYNE 1995 TRUST UTA  
 7/5/95 and HELEN J. CHEYNE, INITIAL TRUSTEE OF THE HELEN J.\*\*

 . Grantor,  
 conveys and warrants to JAMES L. HAWKINS

 . Grantee,  
 the following described real property in the County of Klamath and State of Oregon.

\*\*CHEYNE 1995 TRUST ATA 7/5/95

 That portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 27, Township 38 South,  
 Range 11 $\frac{1}{2}$  E.W.M. lying Northwesterly of Klamath Falls Lakeview  
 Highway #140. EXCEPTING any portion lying within the Oregon  
 California Eastern Railroad Right of Way.

96 AUG 30 P 3:18

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: 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.

 The true consideration for this conveyance is \$ 28,000.00 (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 29th day of August 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

HELEN J. CHEYNE, TRUSTEE

HELEN J. CHEYNE, TRUSTEE

HELEN J. CHEYNE

HELEN J. CHEYNE

STATE OF OREGON, County of Klamath )ss.
 The foregoing instrument was acknowledged before me  
 this 30th day of August 19 96  
 by Helen J. Cheyne

## CORPORATE ACKNOWLEDGEMENT

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: 12-19-96

 Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

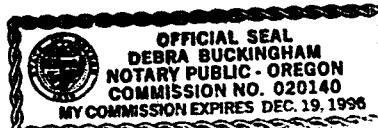
THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

 James L. Hawkins  
 P.O. Box 386  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

Same As Listed Above



82173

27159

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day  
of August A.D., 19 96 at 3:18 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 27158.

Bernetha G. Letsch

County Clerk

FEE \$35.00

By Kathleen Ross