

25732

## WARRANTY DEED

Vol. 196 Page 30521

MTC39202LW

NEIL L. HAWKINS and CHERYL HAWKINS, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
STEPHEN KING,

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:

Lots 22,23, and 24 in Block 13 of STEWART ADDITION, 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:

"TOGETHER WITH A 1970 CHMPN MOBILE HOME, OREGON LICENSE PLAT  
#X154935, SERIAL #09096587600 WHICH IS SITUATED ON THE REAL PROPERTY  
DESCRIBED ABOVE."

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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 6707 S. 6th St. Klamath Falls OR 97603

Dated this 21<sup>st</sup> day of SEPT., 1996

Neil L. Hawkins  
NEIL L. HAWKINS

Cheryl Hawkins  
CHERYL HAWKINS

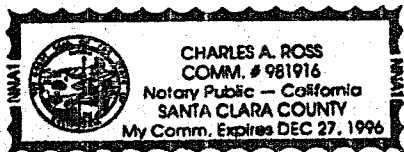
## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA SS. SEPTEMBER 21 19 96

Personally appeared the above named \_\_\_\_\_

NEIL L. HAWKINS AND CHERYL HAWKINS

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Charles A. Ross

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

ESCROW NO. MT39202-LW

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Return: Stephen King  
6707 S. 6th St.  
Klamath Falls. Or. 97603

Filed for record at request of Amerititle the 26th day  
of Sept. A.D., 19 96 at 11:40 o'clock A. M., and duly recorded in Vol. M96  
of \_\_\_\_\_ Deeds on Page 30521

FEE \$30.00

Bernetha G. Letsch County Clerk  
By Kathleen Rose

'96 SEP 26 AM 1:40