



WARRANTY DEED

ATC NO 03045793
AFTER RECORDING RETURN TO:

DAWN M. KOCH

6200 HILLYARD

KLAMATH FALLS OREGON 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

KENNETH D. HAWKINS and CAROL J. HAWKINS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DAWN MARIE KOCH,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

DE "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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$95,800.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 1 day of February, 1997.

Kenneth D. Hawkins
KENNETH D. HAWKINS

Carol J. Hawkins
CAROL J. HAWKINS

STATE OF OREGON, County of Klamath)ss.

On February 1, 1997, personally appeared KENNETH D. HAWKINS
and CAROL J. HAWKINS who acknowledged the foregoing instrument
to be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

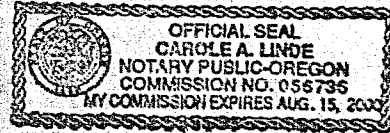


EXHIBIT "A"

A tract of land situated in the NE 1/4 NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the West 1/16 corner common to Sections 1 and 12 as shown on the recorded plat of VALLEY VIEW SUBDIVISION; thence Easterly along the North line of said Section 12, 126.9 feet to the true point of beginning; thence South 00 degrees 13' East 269.4 feet to the centerline of the Enterprise Irrigation Canal; thence Easterly and Northerly along said centerline to its intersection with the North line of said Section 12; thence Westerly 70 feet; more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion of the above-described tract lying within the right of way of Hilyard Avenue.

CODE 41 MAP 3909-12BA TL 300

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of February A.D. 19 97 at 11:34 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 4633

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Arthur Ross