

97 FEB 26 AM 1:14



WARRANTY DEED

#01045975

AFTER RECORDING RETURN TO:

KENNETH D. HAWKINS

CAROL J. HAWKINS

P.O. Box 791
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVESTATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrowon this 26th day of February A.D. 1997
at 11:14 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 5718

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.POLLY MUNRO, hereinafter called GRANTOR(S), convey(s) to
KENNETH D. HAWKINS and CAROL J. HAWKINS, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lot 3, Block 1, Tract 1152, NORTH HILLS, in the City of Klamath
Falls, in the County of Klamath, State of Oregon.

Code 63 Map 3809-35AD TL 3500

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
\$18,000.00.

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 20th day of February, 1997.

X Polly Munro
POLLY MUNRO

STATE OF ARIZONA, County of Cochise ss:

On 2/24/97, 1997, personally appeared POLLY
MUNRO who acknowledged the foregoing instrument to be her
voluntary act and deed.

Nellie J. Reid
Notary Public for Arizona
My Commission Expires: 10/12/99

