

97 MAR -6 P3:41  
ATE 01045961  
WARRANTY DEED

GLENN WALTON and Verna Walton Trust and William J. Wayman and Annabelle Wayman, as tenants in common, Grantor, conveys and warrants to JOHN R. HAWKINS and MARY K. HAWKINS, husband and wife, Grantees, not as tenants in common but with the right of survivorship, their assigns and heirs of the survivor of said grantees, the following described real property free from encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

A parcel of land lying in the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book M-67 at page 6169 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Westerly of a line which is parallel to and 50 feet Westerly of the center line of Riverside Street as said street has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station "R" 12+50, said station being 3774.10 feet North and 2264.22 feet East of the Southwest corner of said Section 5; thence on a 716.20 foot radius curve right (the long chord of which bears South 1° 41' 30" West) 251.25 feet; thence on a spiral curve right (the long chord which bears South 13° 52' 30" West) 80 feet; thence South 14° 56' 30" West 48.20 feet; thence on a spiral curve left (the long chord of which bears South 8° 56' 48" West) 120 feet to Engineer's center line Station "R" 17+49.45. Bearings are based upon the Oregon Co-ordinate System, South Zone.

SUBJECT TO:

1. Limited access in deed to State of Oregon, by and through its Department of Transportation, Highway Department, which provides that no right or easement or right of access to, from or across the State Highway property. Recorded January 12, 1968 in Book M-78, page 291.
2. Restrictions, contained in deed from the State of Oregon, by and through its State Highway Commission, recorded January 12, 1968 in Book M-68, page 291.
3. An easement created by instrument, dated December 13, 1968, recorded December 13, 1968, Book M-68, page 10817.

The said property is free from all encumbrances except real property taxes for the year 1996-97.

The true consideration for this conveyance is \$51,100.00.

Dated: March 5, 1997.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE TO THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

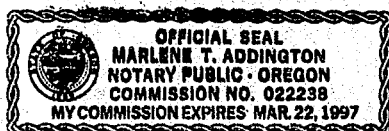
BY: Glenn Walton  
Verna Walton

William J. Wayman  
Annabelle Wayman

STATE OF OREGON       )  
                                   ) SS  
 County of Klamath    )

This instrument was acknowledged before me on March 5, 1997, by Glenn Walton and Verna Walton, Trustees of the Glenn Walton and Verna Walton Trust, known to me to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

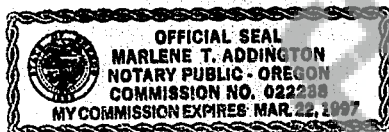


STATE OF OREGON       )  
                                   ) SS  
 County of Klamath    )

Marlene T. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-97

This instrument was acknowledged before me on March 5, 1997, by William J. Wayman and Annabelle Wayman, known to me to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



After recording, return to:  
Mr. & Mrs. John R. Hawkins  
2310 Watson  
Klamath Falls, OR. 97603

Until a change is requested,  
 mail tax stmts to:

2310 WATSON  
KLAMATH FALLS, OR 97603

STATE OF OREGON, County of Klamath )ss  
 Filed for record on 6th day of March,  
 19 97, at 3:41 o'clock P. M., and  
 recorded in M97 page 6712, or  
 as file/reel/document/instrument number  
33957 of Deeds

Bernetha G. Letsch County Clerk,  
 By Kathleen Ross  
 Deputy

Fee: \$35.00