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'97 APR -2 AM 1:05

Vol. M97 Page 9580

 **Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

#01046117

AFTER RECORDING RETURN TO:
RUSSELL L. HAWKINS
SONYA HAWKINS
P.O. Box 1805
Klamath Falls, OR 97601

Aspen Title & Escrow

on this 2nd day of April A.D., 1997
at 11:05 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 9580

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy

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

SHERI L. SMITH, hereinafter called GRANTOR(S), convey(s) to
RUSSELL L. HAWKINS and SONYA HAWKINS, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The S 1/2 of Lot 18, Block 5, ALTAMONT ACRES, in the County of
Klamath, State of Oregon. EXCEPTING THEREFROM the Easterly 5
feet thereof conveyed for road purposes in Volume M-65 at Page
1197, Microfilm Records of Klamath County, Oregon.

CODE 41 MAP 3909-10AB TL 3800

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"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, Trust Deed, including
the terms and provisions thereof dated July 25, 1979, and
recorded July 26, 1979 in Book M-79 Page 17719, Mortgage
Records of Klamath County, Oregon, in favor of Klamath First
Federal Savings and Loan Association, which Trust Deed the
Grantees herein agree to assume and pay according to the terms
and conditions contained therein,

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
\$23,905.38.

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 1st day of April, 1997.

Sheri L. Smith
SHERI L. SMITH

STATE OF OREGON, County of Klamath)ss.

On April 2, 1997, personally appeared SHERI L. SMITH who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-2001

