

36664

MTC 41068-KA Vol. 177 Page 12628
WARRANTY DEED

NORA E. HAWKINS,

Grantor(s) hereby grant, bargain, sell and convey to:

SCOTT G. WALLACE and JOANNE L. WALLACE, husband and wife,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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: 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.

97 APR 25 AM 4:48

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.

97 The true and actual consideration for this conveyance is \$ 197,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 7590 Harpold Road, Klamath Falls, OR 97603

Dated this 24 day of April, 1997.Nora E. Hawkins
NORA E. HAWKINSSTATE OF OREGONSS. April 24 19 97COUNTY OF KLAMATHPersonally appeared the above named NORA E. HAWKINSand acknowledged the foregoing instrument to be her voluntary act.

Before me:

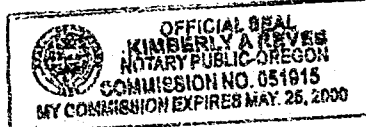
Kimberly A. Reves
Notary Public for Oregon
My commission expires 5/25/2000

(seal)

ESCROW NO. MT41068-KA

Return to:

SCOTT G. WALLACE

4980 Ankeny Street
Klamath Falls, OR 97603

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the NE1/4 SW1/4 of Section 30, Township 39 South, Range 11 East, of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1,558.5 feet Northerly along the North-South centerline of said Section 30 from the County Brass Cap Monument on the South quarter corner of said Section 30; thence South 89 degrees 54' West a distance of 326 feet to a point; thence North 0 degrees 06' West 986 feet to the South high water line of Lost River; thence Southeasterly along the South high water line of Lost River to a point which is North 0 degrees 05' 48" West 840 feet from the point of beginning; thence South 0 degrees 05' 48" East 840 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in the NW1/4 SE1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1,558.5 feet Northerly along the North-South centerline of said Section 30 from the County Brass Cap Monument on the South quarter corner of said Section 30; thence North 89 degrees 54' East 363 feet to the Westerly right of way line of Harpold Road; thence North 0 degrees 06' West 865 feet to the South high water line of Lost River; thence Westerly along the South high water line of Lost River to a point which is North 0 degrees 05' 48" West 840 feet from the point of beginning; thence South 0 degrees 05' 48" East 840 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
of April A.D., 19 97 at 10:48 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 12628

FEE \$35.00

Bernetha G. Leisch, County Clerk
by Kathleen Rose