

FORM 100, 1-1-1997 (Warranty Deed) (Individual or Corporate)

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41024

WARRANTY DEED

Vol. 1997 Page 22043

CA

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. HAWN, AS TRUSTEE, UDT DATED MARCH 8, 1985, WHEREIN JAMES CORDON HAWN AND RUTH MARGARET HAWN ARE THE TRUSTORS, OR ANY SUCCESSOR TRUSTEE THEREUNDER hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED H. LEHR AND ARLENE M. LEHR, HUSBAND AND WIFE AS JOINT TENANTS

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 74, BLOCK 79, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, AS RECORDED IN KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CALIFORNIA

STATE OF OREGON, County of San Diego) ss.

This instrument was acknowledged before me on July 8, 1997,

by JAMES C. HAWN

This instrument was acknowledged before me on July 8, 1997,

by JAMES C. HAWN,

as TRUSTEE

of UDT DATED MARCH 8, 1985



Nancy N. Nolan

Comm. #1122477

NOTARY PUBLIC, CALIFORNIA

SAN DIEGO COUNTY

Comm. Exp. Feb. 19 2001

JAMES C. HAWN, AS TRUSTEE

Notary Public for Oregon

My commission expires

California

JAMES C. HAWN

2557 MANZANITA TRAIL

BOULEVARD, CA 92005

FRED H. & ARLENE LEHR

443 JAMUL CT.

CHULA VISTA, CA 91911

FRED H. & ARLENE LEHR

443 JAMUL CT.

CHULA VISTA, CA 91911

FRED H. & ARLENE LEHR

443 JAMUL CT.

CHULA VISTA, CA 91911

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 15th day of July, 19 97 at 9:19 o'clock A.M., and recorded in book/roll/volume No. 1997 on page 22043, and/or as fee/file/instrument/microfilm/reception No. 41024, Record of Deeds of said County. Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Katherine Ross, Deputy.

Fee: \$30.00

1.00 c.c.

30 ac