

44448

MTC 42245-MS Vol. 1997 Page 28633
WARRANTY DEED

MICHAEL L. HAWKINS and IVA F. HAWKINS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: MICHAEL W. PERRY and PATRICIA M. POLSINELLI, with the rights of survivorship, 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.

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.

The true and actual consideration for this conveyance is \$ 99,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 37506 Modoc Point Road, Chiloquin, OR 97624

Dated this 28 day of August, 1997

Michael L. Hawkins
MICHAEL L. HAWKINS

Iva P. Hawkins
IVA P. HAWKINS

STATE OF CALIFORNIA

COUNTY OF KERN

ss. August 28 1997

Personally appeared the above named MICHAEL L. HAWKINS AND IVA P. HAWKINS

and acknowledged the foregoing instrument to be THEIR voluntary act.

(seal)



Before me:

Kristin M. Nahama
Notary Public for California
My commission expires July 18, 2000

ESCROW NO. MT42245-MS

Return to:

MICHAEL W. PERRY
37506 Modoc Point Road
Chiloquin, OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point where the South Boundary of Lot 15, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, intersects the East shore of Upper Klamath Lake and running thence 358 feet, East to the center of the Dalles-California Highway; thence North 0 degrees 14' East 244 feet along the center of said Dalles-California Highway; thence West 335 feet to the East shore of Upper Klamath Lake; thence South and West along the East shore of said Klamath Lake to the place of beginning, being in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, excepting portion thereof included in the said Dalles-California Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of August A.D. 19 97 at 3:50 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 28633.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross