

77634

MTC 47757-LW  
WARRANTY DEED

99 APR -7 AM 12:24

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RUSSELL HAWKINS and SONYA HAWKINS, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ARTHUR L. SIZEMORE and GLENDA J. SIZEMORE, 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:

LOT 6, BLOCK 4, TRACT 1046, ROUND LAKE ESTATES, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

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 OF  
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 \$ 67,550.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 7481, KLAMATH FALLS, OR 97602-0481

Dated this 7th day of April, 1999

Russell Hawkins  
RUSSELL HAWKINS

Sonya Hawkins  
SONYA HAWKINS

STATE OF Oregon SS. April 7 1999  
COUNTY OF Klamath

Personally appeared the above named Russell Hawkins  
and Sonya Hawkins

and acknowledged the foregoing instrument to be a voluntary act.

Before me,

Lisa Legget Weatherby  
Notary Public for Oregon  
My commission expires 9/12/00



ESCROW NO. MT47757-LW

STATE OF OREGON,  
County of Klamath ss.

Return to:

ARTHUR L. SIZEMORE  
P.O. BOX 7481  
KLAMATH FALLS, OR 97602-0481

Filed for record at request of:

the 7th day of April A.D. 1999  
at 11:24 o'clock A. M., and duly recorded  
in Vol. M99 of Deeds on Page 12487

Linda Smith, County Clerk

By Kathleen Ross Deputy  
Fcc. \$30.00