



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Emmett McPhail

34991 Sprague River Rd.

Sprague River, OR 97639

Until a change is requested all tax statements
shall be sent to the following address:

Emmett McPhail

34991 Sprague River Rd.

Sprague River, OR 97639

Escrow No. K53785B

Title No. K53785B

STATUTORY WARRANTY DEED

1999 JUL 16 PM 3:13
Van A. Hawkins and Mary E. Hawkins, husband and wife, Grantor, conveys and warrants to Emmett McPhail, an estate in fee simple, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

That portion of the NW1/4 SW1/4 lying Northeasterly from the Northeast right of way of the Sprague River Highway, Section 25, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

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 consideration for this conveyance is \$45,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of JULY, 1999.

Van A. Hawkins Mary E. Hawkins

Van A. Hawkins

Mary E. Hawkins

STATE OF OREGON

County of _____

} ss.

This instrument was acknowledged before me on this _____ day of _____
by Van A. Hawkins and Mary E. Hawkins

Notary Public for Oregon

My commission expires: _____

28512

State of California
County of Butte

On July 8, 1999 before me CATHERINE M. LUCE, Notary Public
(DATE) (NAME/TITLE OF OFFICER, i.e., "JANE DOE, NOTARY PUBLIC")
personally appeared VAN A. HAWKINS
(NAME(S) OF SIGNER(S))

☐ personally known to me -OR- ☐

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

(SEAL)

Catherine M. Luce
(SIGNATURE OF NOTARY)

ATTENTION NOTARY

The information requested below and in the column to the right is OPTIONAL. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document

Number of Pages

Date of Document

Signer(s) Other Than Named Above

Statutory Warranty Deed
1
7-8-99

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

(TITLE)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

(TITLE)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

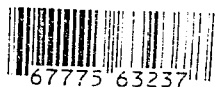
☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

State of Oregon, County of Klamath
Recorded 7/16/99, at 3:13 p.m.
in Vol. M99 Page 28511
Linda Smith,
County Clerk Fee \$ 35 HL



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