



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

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 28513

State of Oregon, County of Klamath

Recorded 7/16/99, at 3:13 p. m.

In Vol. M99 Page 28513

Linda Smith,

County Clerk

Fees 30 - HR

STATUTORY WARRANTY DEED

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 7th day of July, 1999.

Van A. Hawkins

Mary E. Hawkins
Mary E. Hawkins

CALIFORNIA
STATE OF ~~OREGON~~
County of LOS ANGELES

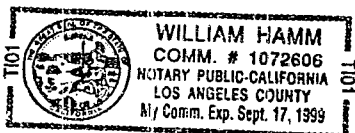
} ss.

This instrument was acknowledged before me on this 7th day of July, 1999
by Van A. Hawkins and Mary E. Hawkins

William Hamm

Notary Public for ~~Oregon~~ CALIFORNIA

My commission expires: 9/17/99



1999 JUL 16 PM 3:13