



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051766

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Ronald M. HawkinsPO Box 765  
Merrill OR 97633UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJANE E. VERLING, AS TRUSTEE OF THE JANE E. VERLING TRUST UNDER  
AGREEMENT DATED DECEMBER 15, 1994, hereinafter called  
GRANTOR(S), convey(s) and warrants to RONALD M. HAWKINS and  
JOAN HAWKINS, husband and wife, hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$82,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of September, 2000.

THE JANE E. VERLING TRUST UNDER  
AGREEMENT DATED DECEMBER 15, 1994

BY: Jane E. Verling JANE E. VERLING, TRUSTEE trustee Jane E. Verling JANE E. VERLING, individually

STATE OF OREGON, County of Klamath)ss.

On September 5, 2000, personally appeared JANE E. VERLING,  
both for herself individually and as Trustee of The Jane E.  
Verling Trust Dated December 15, 1994.

Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001



## EXHIBIT "A"

A tract of land situated in Block 3, "HODGES ADDITION TO MERRILL", and in Tract 18, "MERRILL TRACTS", in the SW 1/4 SE 1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Southeast corner of said Block 3, "HODGES ADDITION TO MERRILL", thence West along the South line of said Block 3 a distance of 13.86 feet to a three-quarter inch iron pin on the Southwest corner of said Block 3, said point also being the Southeast corner of said Tract 18, of "MERRILL TRACTS"; thence continuing West along the South line of said Tract 18 a distance of 121.14 feet to the true point of beginning; thence North 00 degrees 25' West parallel with the East line of said Block 3 a distance of 125.00 feet to a point; thence West parallel with the South line of said Tract 18 and said Block 3 a distance of 135.00 feet to a point; thence South 00 degrees 25' East a distance of 125.00 feet to a point on the South line of said Block 3; thence East along the South line of said Block 3 a distance of 135 feet to the true point of beginning.

CODE 228 MAP 4110-2DC TL 1800

State of Oregon, County of Klamath  
Recorded 09/05/00, at 1:48 p.m.  
In Vol. M00 Page 32505  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>