

'01 MAR 20 PM3:24

mtc S3122 -KR
WARRANTY DEED

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DONALD R. GRUENER and SUSAN E. GRUNER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ANTHONY W. HAWKES and JULIE A. HAWKES, as tenants by the entirety,
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:

Parcel 2 of Land Partition 51-96, being Lot 16, Block 8 of TRACT 1264 -
FOURTH ADDITION TO NORTH HILLS, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon, situate
din the NW1/4 NW1/4 of Section 36, Township 38 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon.

ACCT #3809-036BB-01100

KEY #871987

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 41,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 333 LAGUNA ST., KLAMATH FALLS, OR 97601

Dated this 16th day of March, 2001.

Donald R. Gruener
DONALD R. GRUENER

Susan E. Gruener
SUSAN E. GRUENER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 16, 2001 by
DONALD R. GRUENER & SUSAN E. GRUENER.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT53122-KR

Return to:
ANTHONY W. HAWKES
333 LAGUNA ST.
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 03/20/01, at 3:24 p. m.
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Linda Smith,
County Clerk Fee\$ 21.00