

'01 APR 17 PM3:16

mtc 53730-LW
WARRANTY DEED

Vol M01 Page 16493

JAMES L. HAWKINS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KRISTIN K. LINGREN,

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 13 IN BLOCK 45 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3811-016AO-00100-000
M-174077

472642
871916

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:

" TOGETHER WITH A 1963 NASH MOBILE HOME, PLATE #174077, VIN #UTB3FK7839 WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 8270 HILL RD KLAMATH FALLS, OR 97603

Dated this 16th day of April, 2001.

James L. Hawkins
JAMES L. HAWKINS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 16, 2001 by JAMES L. HAWKINS.



Lisa Weatherby
(Notary Public for Oregon)

commission expires 11/20/2003

ESCROW NO. MT53730-LW

Return to:

KRISTIN K. LINGREN
8270 HILL RD.
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 04/17/01, at 3:16 p.m.
In Vol. M01 Page 16493
Linda Smith,
County Clerk Fee\$ 21.00

21.00 m