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01 AUG 27 AM 11:12

MICHAEL B. JAGER & MARGARET H. JAGER

Vol. M01 Page 43461
STATE OF OREGON, } ss.

Grantor's Name and Address

BRUCE W. HAWKINS & SHAWNA L. HAWKINS

9707 YONNA DR

BONANZA, OR 97623

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

BRUCE W. HAWKINS & SHAWNA L. HAWKINS

9707 YONNA DR

BONANZA, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

BRUCE W. HAWKINS & SHAWNA L. HAWKINS

9707 YONNA DR

BONANZA, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 08/27/01 at 11:12 a. m.

In Vol. M01 Page 43461

Linda Smith,

County Clerk Fee \$ 21⁰⁰

Deputy.

MTC 54211-KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MICHAEL B. JAGER & MARGARET H. JAGER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
BRUCE W. HAWKINS & SHAWNA L. HAWKINS, as tenants by the entirety

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The S½NE¼ of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT any portion thereof lying within the boundaries of Goldfinch Drive (Public Road 3401).

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
~~those of record and those apparent upon the land, if any, as of the date of this deed~~

, and that grantor will warrant and forever defend the 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. fulfillment M84-2135

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$contract / . ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on August 22, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

MICHAEL B. JAGER

MARGARET H. JAGER

STATE OF OREGON, County of Douglas) ss.

This instrument was acknowledged before me on August 22, 2001
by MICHAEL B. JAGER & MARGARET H. JAGERThis instrument was acknowledged before me on
byas JULIA A. STOCKTON
Notary Public - Nevada
DOUGLAS COUNTY
My Commission Expires
June 16, 2004
No. 92-3429-5

Notary Public for Oregon

My commission expires

JUNE 16, 2004