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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That John L. Perry and Donna S. Perry—

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard Hawkins and Nora Hawkins, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 1: The NW 1/4 of Section 12, Township 36 South, Range 11 EWM.

Parcel 2: The NE 1/4 of Section 12, Township 36 South, Range 11 EWM

Subject to:

1. Right of way, including the terms and provisions thereof for the Oregon, California and Eastern Railroad.
2. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
3. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the highwater line of Sprague River.

(Continued on back of page)

(If space insufficient, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those referred to above and those apparent on the land—

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 175,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 8 day of January, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
January 8, 1980

Personally appeared the above named John L. Perry and Donna S. Perry

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 8.5.83

STATE OF OREGON, County of) ss.
January 8, 1980

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

John L. & Donna S. Perry

P. O. Box 25

Beatty, OR 97621

GRANTOR'S NAME AND ADDRESS

Richard & Nora Hawkins

Route 2, Box 790-A

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: Bruce & Shawna Hawkins

Richard & Nora Hawkins

Route 2, Box 790-A 97601 Yonna Dr

Klamath Falls, OR 97601 Bonanza, OR

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Richard & Nora Hawkins

Route 2, Box 790-A

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

4. Right of way, as disclosed in application for right of way, including the terms and provisions thereof, dated April 22, 1958, recorded November 7, 1958, in Miscellaneous Volume 13, Page 72, records of Klamath County Oregon. Affects Parcel 1.
5. Right of way as disclosed in application for right of way, including the terms and provisions thereof, dated April 24, 1958, recorded November 7, 1958, in Miscellaneous Volume 13, Page 74, records of Klamath County, Oregon. Affects Parcel 2.
6. Reservations and restrictions contained in Land Status Reports recorded September 4, 1958, in Deed Volume 303 records of Klamath County, Oregon, as follows: "a. Right of way to the Oregon, California & Eastern Railroad Company, approved by the First Assistant Secretary of the Interior, an October 26, 1931, pursuant to the provisions of the Act of March 2, 1899 (30 Stat. 1., 990), as amended by the Act of June 21, 1906 (34 Stat. 325, 330), and Section 16 of the Act of June 25, 1910 (36 Stat. L. 855-859). b. The above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and thereis hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the Untied States, with the rights of the Untied States to maintain, operate or improve the same so long as needed or sued for or by the Untied States. (Dept. Instr., January 13, 1916, 44 L.D. 513). Affects Parcel 1.
7. Provisions contained in Easement from Dale W. Williams and Sarah Anne Williams, his wife, to Gordon H. Smith and Lula M. Smith, husband and wife, dated September 9, 1959, recorded September 15, 1959, in Deed Volume 315, Page 608, records of Klamath County, Oregon. Affects Parcel 1.
8. Easement, including the terms and provisions thereof, executed by Gordon H. Smith, and Lula M. Smith, husband and wife, and Dale M. Williams, dated September 9, 1959, recorded September 15, 1959, in Deed Volume 315, Page 610, records of Klamath County, Oregon. Affects Parcel 1.

State of Oregon, County of Klamath
Recorded 08/30/01 at 3:13 p. m.
In Vol. M01 Page 44328
Linda Smith,
County Clerk Fee \$ 26⁰⁰