



After recording return to:
James J. Cunningham
22901 Highway 140 East
Dalry, OR 97625

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

James J. Cunningham
22901 Highway 140 East
Dalry, OR 97625

File No.: 7021-178401 (SAC)
Date: July 08, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 08/1/2003 10:28 A m
Vol M03 Pg 54840-41
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Ellen M. Hawkins who acquired title as Ellen M. Oels, Grantor, conveys and warrants to **James J. Cunningham and James W. Cunningham**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

An undivided 1/2 interest in That portion of the N 1/2 SE 1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Oregon California Eastern Railroad right of way.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

54841

APN: 886395

Statutory Warranty Deed
- continued

File No.: 7021-178401 (SAC)
Date: 07/08/2003

Ellen M Oels Hawkins
Ellen M. Oels-Hawkins

The Estate of Ellen M. Hawkins

By: Boana M. Struck, Personal
Representative

STATE OF Oregon)
County of Klamath) ss.

This Instrument was acknowledged before me on this 20th day of July, 2003
by Ellen M. Oels-Hawkins and The Estate of Ellen M. Hawkins

Stacy Hilferty
Notary Public for Oregon

My commission expires: 8-2-03

