



M05-66526

Klamath County, Oregon

10/13/2005 03:15:35 PM

Pages 2 Fee: \$26.00

After recording return to:

RONALD L. WARD

2782 Royal Oak Place

SANTA ROSA, CA 95403

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

RONALD L. WARD

2782 Royal Oak Place

SANTA ROSA, CA 95403

Escrow No. MT71952-LW

Title No. 0071952

SWED

STATUTORY WARRANTY DEED

RONALD M. HAWKINS and JOAN HAWKINS, husband and wife, Grantor(s) hereby convey and warrant to **RONALD L. WARD and SHERYL A. WARD, husband and wife**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

A tract of land situated in Block 3, "HODGES ADDITION TO MERRILL", and in Tract 18 "MERRILL TRACTS", in the SW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Southeast corner of said Block 3, "HODGES ADDITION TO MERRILL", thence West along the South line of said Block 3 a distance of 13.86 feet to a three-quarter inch iron pin on the Southwest corner of said Block 3, said point also being the Southeast corner of said Tract 18 of MERRILL TRACTS; thence continuing West along the South line of said Tract 18 a distance of 121.14 feet to the True Point of Beginning; thence North 00° 25' West parallel with the East line of said Block 3 a distance of 125.00 feet to a point; thence West parallel with the South line of said Tract 18 and said Block 3 a distance of 135.00 feet to a point; thence South 00° 25' East a distance of 125.00 feet to a point on the South line of said Block 3; thence East along the South line of said Block 3 a distance of 135 feet to the true point of beginning.

Tax Account No: 4110-002DC-01800-000

Key No: 122076

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:


The true and actual consideration for this conveyance is **\$210,000.00**.

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.

260

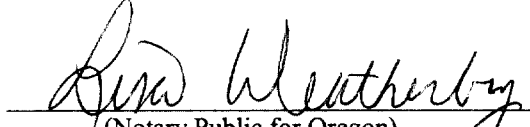
Dated this 10 day of Oct., 05.


RONALD M. HAWKINS


JOAN HAWKINS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 10, 2005 by RONALD M. HAWKINS and JOAN HAWKINS.


(Notary Public for Oregon)

My commission expires 11/20/07

