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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Charles & Patricia Hinks
1217 Bigham Brown Rd
Eagle Point, Or 97524

Grantor's Name and Address

Jim & Beverly Twamley
P O Box 280
Sprague River, Or 97639

Grantee's Name and Address

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

Jim & Beverly Twamley
P O Box 280
Sprague River, Or 97639

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

Jim & Beverly Twamley
P O Box 280
Sprague River, Or 97639

M06-07475

Klamath County, Oregon

04/17/2006 03:30:05 PM

Pages 2 Fee: \$26.00

SPACE RESERVE
FOR
RECORDER'S USE

1st \$01004

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Charles W. Hinks, Sr. and Patricia J. Hinks, trustees
or their successors in trust, under the Hinks Loving Trust dated May 9, 2001, and*
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
Jim Twamley and Beverly Twamley, husband and wife
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:

any amendments thereto, as to Parcel 1; and Charles W. Hinks and Patricia J. Hinks,
husband and wife, as to Parcel 2

See Exhibit "A" for Legal Description

(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):

_____, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. ^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. ^① (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 on April 17, 2006; 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 REGU-
LATIONS. 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.

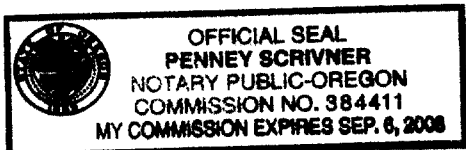
* Charles W. Hinks, Sr. Trustee
Charles W. Hinks, Sr, as Trustee and
individual

* Patricia J. Hinks Trustee
Patricia J. Hinks, as trustee and individual

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 17, 2006
by Charles W. Hinks, Sr.

This instrument was acknowledged before me on April 17, 2006
by Patricia J. Hinks
as _____
of _____



Penny Scrivner
Notary Public for Oregon
My commission expires 9-6-2008

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Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1: A portion of Lot 14 in SE 1/4 NW 1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South along the Section line a distance of 1980 feet and East a distance of 2253 feet and South a distance of 360 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 200 feet to a point; thence East 120 feet to a point; thence North 200 feet to a point; thence West 120 feet, more or less to the point of beginning.

PARCEL 2: A tract of land situated in Lot 14 in the SE 1/4 of the NW 1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South along the section line a distance of 1980 feet, and East a distance of 2253 feet, and South a distance of 560 feet, from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running; thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less to the point of beginning.

Tax Parcel Number: 334702 and 334711 and 334720 and 334739