

M06-11632

Klamath County, Oregon

06/08/2006 10:39:16 AM

Pages 2 Fee: \$26.00

After Recording Return to:

JOHN HAWKINS and JOANNE HAWKINS

2280 36th Ave
Sacramento Calif 95824

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ASPEW: 63403 MS

WARRANTY DEED
(INDIVIDUAL)

LARRY DYNGE and KATHY DYNGE, herein called grantor, convey(s) to JOHN HAWKINS and JOANNE HAWKINS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$28,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated May 31, 2006.



LARRY DYNGE



KATHY DYNGE

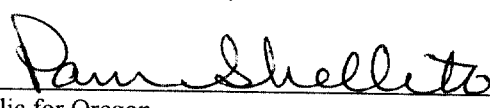
STATE OF OREGON, County of Klamath) ss.

On June 2, 2006 personally appeared the above named LARRY DYNGE and KATHY DYNGE and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063403

Before me: 
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal



\$26.14

Exhibit A

A tract of land situated in the NW 1/4 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road, which point is South 89° 33' West 1894.3 feet and North 0° 27' West 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0° 27' West 276.3 feet; thence South 89° 33' West 454.9 feet; thence South 47° 55' East 408.7 feet; thence North 89° 33' East 153.7 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the Easterly 153.7 feet thereof.

ALSO LESS AND EXCEPT any portion lying within the Burlington Northern Railroad right of way.

CODE 198 MAP 3909-025A0 TL 02800 KEY# 584175