

2006-017114

Klamath County, Oregon



00002083200600171140020027

08/25/2006 10:50:40 AM

Fee: \$26.00



After recording return to:

Jacob James Hawkins

620 SW Main - Ste 400  
Portland, OR 97205

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

Jacob James Hawkins

Address as shown above.

File No.: 7021-881176 (MTA)

Date: August 21, 2006

THIS SP#

### STATUTORY WARRANTY DEED

**John L. Nystrom**, Grantor, conveys and warrants to **Jacob James Hawkins**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**NW 1/4 SW 1/4 NE 1/4 OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$8,500.00**. (Here comply with requirements of ORS 93.030)

26-F

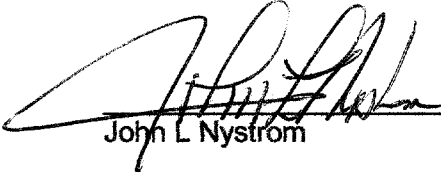
APN: 84740

Statutory Warranty Deed  
- continued

File No.: 7021-881176 (MTA)  
Date: 08/21/2006

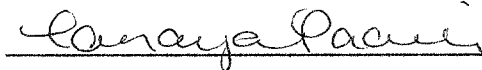
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

Dated this 24 day of August, 2006.

  
John L. Nystrom

STATE OF New Mexico )  
 )ss.  
County of Bernalillo )

This instrument was acknowledged before me on this 24 day of August, 2006  
by **John L. Nystrom**.



Notary Public for State of New Mexico  
My commission expires: 7/28/2010



OFFICIAL SEAL  
**TANAYA PACILLI**  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My commission expires: 7/28/2010