



THIS SPACE RESI

2007-020910
Klamath County, Oregon



12/13/2007 03:24:44 PM

Fee: \$26.00

MT81074-TM

After recording return to:

Michael J. Hawkins

P.O. Box 819

Merrill, OR 97633

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

Michael J. Hawkins

P.O. Box 819

Klamath Falls, OR 97633

Escrow No. MT81074-TM

Title No. 0081074

SWD

STATUTORY WARRANTY DEED

Noreen
Vernile O. Rhoades and Stella ~~N~~ Rhoades, as tenants by the entirety, Grantor(s) hereby convey and warrant to Michael J. Hawkins and Anna M. Hawkins, as tenants by the entirety, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$170,000.00**.

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 5 day of December, 2007

Vernile O Rhoades
Vernile O. Rhoades

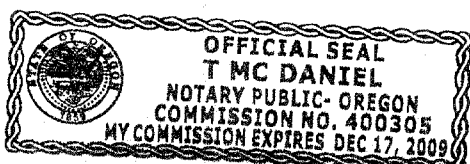
Stella N Rhoades
Stella N. Rhoades

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 5, 2007 by Vernile O. Rhoades and Stella N. Rhoades.

McDaniel
(Notary Public for Oregon)

My commission expires 12/17/09



26 AMT

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

That portion of the SW1/4 SE1/4 and of the SE1/4 SW1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1/2 inch iron pin which is 30.0 feet North and 1198.86 feet West and parallel to East-West section line and on Northerly right-of-way of County Road from an encased monument which marks the Southeast corner of the SW1/4 of SE1/4 of Section 2; thence North 0° 10' West 75.0 feet to 1/2 inch iron pin; thence West and parallel to Northerly right-of-way of County Road 175.0 feet to iron pin; thence South 0° 10' East 75.0 feet to a 3/4 inch pipe (found); thence East 175.0 feet along the Northerly right-of-way of County Road to point of beginning.

PARCEL 2:

That portion of the SW1/4 SE1/4 and of the SE1/4 SW1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron pin on the West line of that property described in Deed recorded October 27, 1993, in Volume M93, page 28233, Microfilm Records of Klamath County, Oregon, which is 187.00 feet North and 1373.86 feet West and parallel to the East-West section line and the Northerly right-of-way of County Road (Falvey Road) from an encased monument which marks the Southeast corner of said SW1/4 S/E1/4 of Section 2; thence East parallel to said Northerly right-of-way 175 feet to a 5/8 inch iron pin; thence South 0° 9' 44" East parallel to said West line thereof, 112.0 feet to the Northeast corner of that property described in Deed M71, page 11233, Microfilm Records of Klamath County, Oregon; thence West along the North line thereof 175.0 feet to the Northwest corner thereof; thence North 0° 9' 44" along the West line of that property described in first said Deed, 112.0 feet to the point of beginning.